

GIANTS NECK BEACH ASSOCIATION -BOARD OF GOVERNORS

REGULAR MEETING MINUTES

JUNE 5, 2024

Present: Paul Formica, Gerry van Noordennen, Lou Piscatelli, Laurie Corona, Wick Mallory, and Lisa Doggart

1. Call to Order. Chairman Formica called the Giants Neck Beach Association Board of Governors Regular Meeting of June 5, 2024 to order at 6:35 p.m.
2. President's Report. Mr. Formica reported the next meeting of the Association will be held on June 15 at 9 a.m. to vote on the budget.

The beach clean-up is being done. He asked that everyone with a boat keep it against the wall and bring their other items to their home to help with the clean up.

He stated it is necessary to sign up to use the tennis, basketball or pickleball court. In order to limit the sound pickleball players will use quiet paddles.

Mr. Formica reported we are considering Zoom voting. The June 15, 2024 meeting will not be a Zoom meeting.

3. Treasurer's Report. There is \$27,540 in the Checking/Operations Account and \$234,460 in the Savings/Capital Account. There is \$2,400.82 in the Tenant Savings Account. The revenue received for rent/interest is \$2,407.94, zoning fees are \$525, donations were \$775, utilities reimbursed for the cottage is \$570 and dock insurance is \$2,100. Operating expenses were \$5,691.
4. Approval of Minutes. Mr. Formica asked for corrections, additions or deletions to the Giants Neck Beach Association-Board of Governors Meeting Minutes of May 1, 2024.

The following corrections were noted: The heading on page 2, item 4 should be "214 Giants Neck Road" and the name Franzoni was misspelled in the second line of item 4.

**MOTION (1): Laurie Corona moved to approve the May 1, 2024 Giants Neck Beach Association Board of Governors Meeting Minutes, as amended. Seconded by Mr. Mallory. (6-0) Unanimous**

Mr. Formica asked for corrections, additions or deletions to the May 10, 2024 Giants Neck Beach Association-Board of Governors Special Meeting Minutes.

**MOTION (2): Mr. Piscatelli moved to approve the May 10, 2024 Giants Neck Beach Association-Board of Governors Special Meeting Minutes, as presented. Seconded by Mr. van Noordennen. (6-0) Unanimous.**

Mr. Formica asked for corrections, additions or deletions to the May 26, 2024 Giants Neck Beach Association-Board of Governors Budget Presentation Meeting Minutes.

**MOTION (3): Laurie Corona moved to approve the May 26, 2024 Giants Neck Beach Association-Board of Governors Budget Presentation Meeting Minutes, as presented. Seconded by Mr. van Noordennen. (6-0) Unanimous.**

5. **Budget Proposal for Association Meeting Vote 6/15-Action.** Mr. Piscatelli stated much of the discussion was on increasing the mill rate. He felt we need to prepare for a rainy day. Our assets need to be fixed. Rather than a large assessment, we should not reduce the mill rate and provide for a reasonable amount of capital.

Mr. Formica stated the Board reduced it to 1.3 from 1.6 this year. The number of opportunities for adding capital and building a reserve fund was identified for capital.

Mr. Mallory reported at that meeting there were five scenarios to add to capital and its affect on the mill rate.

Mr. van Noordennen stated we need to correct that money in the Capital Budget not applied to a particular project be put in the Reserve Account. He agreed that we should keep building up our rainy-day fund. We received feedback at the last meeting from the public in favor of putting money in reserve.

Ms. Wilcox reported the Reserve Account is a savings account. The Capital needs to be voted on for a project. Mr. Formica stated between now and the June 15<sup>th</sup> the Budget Committee needs to determine what an account is called. Ms. Corona felt it is a mistake to call this particular account a Reserve Fund. There should be no project attached to the money. If a project comes along, we should look at our Reserve Account and determine if we can afford it.

Mr. Formica stated monies must be voted on and approved prior to being allocated.

Ms. Corona reported we are planning ahead. Mr. Piscatelli added in years past money has been earmarked and not spent. We should return it to the Capital Account. Mr. Formica stated we are calling this a Capital Account and its actually a Reserve Account.

Mr. Formica added there is a new committee Chairman of the Budget Committee. They have been discussing a Long-Term Capital Committee and a Long-Term Environmental Committee because of the expected water level rise.

Mr. Piscatelli added this is a \$300 increase to our taxes, and we need to consider the value we have. Mr. van Noordennen stated we need to receive some feedback.

Ms. Corona stated she is more comfortable with keeping it as last year and seeing how it works out.

**MOTION (4): Mr. Mallory moved to set the Mil Rate at 1.61. No second.**

Ms. Wilcox stated if we add \$25,000 the Mil Rate would be 1.63.

**MOTION (5): Mr. Piscatelli moved to adopt the budget as presented on May 26, 2024, with an additional increase to the Reserve Account of \$25,000. Seconded by Mr. Mallory. (6-0) Unanimous.**

**MOTION (6): Ms. Corona moved to change the name of the Capital Account to a Reserve Account. Seconded by Mr. Piscatelli. (6-0) Unanimous.**

Ms. Wilcox reported there are voting items for the June 15 meeting: 1) to return the \$15,000 to the Reserve Account and 2) to allocate \$26,000 to complete the pond project.

Mr. Mallory asked for clarification of the verbiage on the absentee ballot.

#### 6. Committee Reports.

Nominations Committee -Coming Year. Mr. Mallory's and Ms. Corona's terms will be up. Two replacements will be needed. We have one person interested in the Board of Governors and an alternate is needed for the Zoning Board of Appeals. We are interviewing and working on good choices. The nominations will be presented at the June 15 Meeting. It was noted the names cannot be on the absentee ballot.

Mr. Beaulieu stated voting by absentee ballot is a change to the bylaws. We also will have nominations on the floor.

Allan Pease added the residents vote on all new nominees.

Ms. Corona reported we need to make sure contractors are not parking on both sides of the road. Mr. van Noordennen suggested contacting the Zoning Enforcement Officer.

#### 7. Public Comments. Marc Berger stated there is an excessive amount of noise from pickleball. He suggested limiting the times for it from 9:30 a.m. to 6:00 p.m.

Gail suggested that court fees be as follows: \$50 per year to use the court and you may bring guests three times. If you prefer not paying a yearly fee, the cost to use the court is \$5 per hour. Ms. Corona reported even if we limit the time, it doesn't mean individuals will behave better. Mr. Berger stated it's easier to tolerate in the morning. He felt the court at the present time is too close to neighbors.

Gail stated she can no longer have her windows open because of the noise from pickleball. She agreed that shortening the hours gives residents quiet time. Upgrading the paddles is more effective. Mr. Berger stated the basketball court was used at 9:30 p.m. yesterday.

Mr. Beaulieu referred to the resolution of \$45,000 but felt there is a problem with \$173,000 in the Capital Account. He felt it should be in the General Fund. He suggested that the Charter be read with regard to the budget and assessments. According to the Charter special assessments are not in the Capital Budget.

#### 8. Board Comments. Mr. Piscatelli stated the Special Assessment in the Capital Budget is for the basketball, pickleball and tennis court.

Mr. van Noordennen added we need to review our By-laws regarding how we approve the budget.

Ms. Corona agreed we need to have a better understanding of its language.

#### 9. Adjournment – Next Meeting – Association Meeting 6/15/24 9 a.m.

**MOTION (7): Ms. Corona moved to adjourn the Giants Neck Beach Association Board of Governors Regular Meeting of June 5, 2024 at 7:45 p.m. Seconded by Mr. van Noordennen. (6-0) Unanimous.**

**Respectfully Submitted,**

**Frances Gheri, Substitute Recording Secretary**