

GIANTS NECK BEACH ASSOCIATION -BOARD OF GOVERNORS

REGULAR MEETING MINUTES

AUGUST 7, 2024

RECEIVED FOR RECORD  
EAST LYME, CT

2024 AUG 13 A 11:44

Present: Paul Formica, Gerry van Noordennen, Lou Piscatelli, Mary Ann Heenehan, Ernie Annibale and Lisa Doggart

*[Signature]*  
TOWN CLERK

1. Call to Order. President Formica called the Giants Neck Beach Association Board of Governors Regular Meeting of August 7, 2024 to order at 6:35 p.m.
2. President's Report.
  - a. Appoint board member Chip Brienza.

**MOTION (1): Gerry van Noordennen moved to appoint Chip Brienza as a member of the Giants Neck Beach Association Board of Governors. Seconded by Mary Ann Heenehan. (6-0) Unanimous.**

Mr. Brienza thanked the Board of Governors for the opportunity to serve as a member of its Board.

Mr. Formica received letter from Trip Hartigan and felt there was a misunderstanding at the July 31 meeting. He added there was a comment about not allowing public discussion at the Special Meeting. He stated once the Agenda for a Special Meeting is submitted no agenda item can be added. There was discussion on the hours for Pickleball being changed to 9 a.m. to 7 p.m. A petition of 80 signatures was received. He reported according to the Charter the Board of Governors is responsible for the peace and well being of our residents.

Mr. Formica received another letter regarding a change in the Zoning Regulations. He telephoned the Town Clerk regarding the process in changing our Zoning Regulations. The Town Clerk informed him that the Zoning Commission acts on its own. The Zoning Commission will have a Public Hearing on August 22, 2024. A letter has been sent to the Chair of the Zoning Commission. Under our Bylaws the Board of Governors can submit changes.

3. Treasurer's Report. (See attached report)

**MOTION (2): Mr. Piscatelli moved to add an additional \$50,000 from our Savings Account to our Money Market Account on the condition that money can be withdrawn from the Money Market at any time without a penalty. Seconded by (6-0) Unanimous.**

Mr. Brienza stated he presumed the Money Market gives more interest. Mr. Formica informed him it gives 5% interest.

4. Approval of Minutes. Mr. Formica suggested tabling the Board of Governors' July 10 and July 31 minutes.

**MOTION (3): Ms. Heenehan moved to table the July 10 and July 31 minutes until the next meeting of the Board of Governors. Seconded by Ms. Doggart. (6-0) Unanimous.**

5. Speaker – Update of Pesticides use in GNBA Pond Area. Mr. Beaulieu introduced Mr. Ehrhart a professional in compliance with state laws and procedures.

Kurt Ehrhart reported he has been in business in Madison, Connecticut for 45 years. He has worked for DEEP in the Mosquito Control Division. He has done pond control in Giants Neck for the last nine years. The process follows through DEEP Long Island Sound permitted process. If the state sees no impacts, we can proceed through the permit process. The permit is for three years. It is planned to increase it to five years. We sent the permit application to DEEP for the two ponds. The upper pond contains large amounts of duck weeds with phragmites and water lilies in the lower pond. This permit allows for using two chemicals diquat and imazapyr which goes on the plants. The lower pond controls the outflow with any application. On June 20 the Wetland Enforcement Officer Gary Goeschel received notification of the permitted application for June 25 at the ponds. The plants make enzymes and they are blocked starving the plant. These chemicals once applied are absorbed by the plant. There is no adverse effect on the environment for these two chemicals. He added we use less chemicals than what is allowed. By state statutes we can only treat 50% of the water body.

Mr. Brienza asked why do you use pesticides rather than herbicides? Mr. Ehrhart replied the state defines this process as a pesticide application. Mr. Brienza asked if these chemicals are used in the area where children play? Mr. Ehrhart informed Mr. Brienza a legal notice lists all of the restrictions. A sign is posted. Mr. Ehrhart replied it binds sediments in the water. Mr. Brienza asked how long is it allowed to go into the beach? Mr. Ehrhart replied as an Association you can notify residents anyway you wish to. Mr. Brienza felt knotweed is a problem. He asked can roundup take care of it? Mr. Ehrhart replied it has to do with timing. It takes two to three years. He felt the biggest problem is fertilization. It should not be used around the pond.

Mr. van Noordennen asked about other treatments. Mr. Ehrhart replied there are other products but they are very expensive. We don't like this chemical exposed to the pond. Mr. van Noordennen added there are water fowl in the pond. Mr. Ehrhart stated you don't want these chemicals in water. Mr. Piscatelli asked is anything being done to the upper pond? Mr. Ehrhart replied we are only allowed one application. Maybe we can ask for two. The water is very shallow. At the perimeter of the pond, you have knotweed, multiflora rose, and bittersweet. We use imazapyr. Mr. Annibale asked after any treatment is done is there a period of time folks should not be on Mother's Beach? Mr. Ehrhart replied there is no restriction for swimming or fishing. Ms. Heenehan added there are children around. Mr. Annibale asked if on the day of the application can children play on the pond? Mr. Ehrhart stated absolutely. Ms. Heenehan added she was not aware of any announcement. She asked for better communication. Mr. Ehrhart stated he is willing to give information to anyone. Ms. Doggart asked are any of the native plants being harmed? Mr. Ehrhart replied it's a tough balance. Mr. Ehrhart stated the products we use are approved by the State of Connecticut. Fish and mammal studies have been done.

6. Update GNBA property 214 Giants Neck Road.

- a. Tenant. Mr. Formica reported the tenants renewed the lease. He added they have been good tenants. The terms of the rental agreement remain the same. Maintenance issues have been repaired.
- b. Franzoni Driveway. Mr. Piscatelli stated we have had a rental agreement thirty years ago that is coming due in June 2025. Mr. Formica and Mr. Piscatelli thought the driveway problems should come before the Association. Mr. Piscatelli proposed continuing a three-year rental of the property at \$3,000 per year. The second suggestion is to purchase the property for \$90,000.

Mr. Annibale thought a three-year rental agreement is fine. As far as granting a permanent easement he was not in favor of it.

7. GNIC Update on Right of Ways. Ms. Makiaris asked about right-of-way markers. She reported all of the information will be reported on August 17 after the Association Meeting. The rocks have been removed. There remains a pile of rubble that will be removed. There are two trees on our property that we have informed them can be removed in the fall. She added we need to show the right-of-way passage. The sign will indicate where the right-of-way is. Mr. van Noordennen informed her an A-2 survey has been done. He referred Ms. Makiaris to Marilyn Jacobs for the file.
8. Multi Court Security Update. Ms. Heenehan reported someone sent an email regarding access to the cameras. Mr. Annibale stated one or two were invited to share that camera. He asked that a reply to the email be sent. He agreed to give Ms. Heenehan the code. Ms. Doggart added you need to pay \$20 a month to be able to use it.
9. Public Comment. Mr. Hartigan stated a number of people are interested in pickleball. Mr. Piscatelli reported we need to reduce the pickleball hours of play. Mr. Piscatelli stated we are considering the rights of residents who abut the pickleball court. We are trying to balance the needs of the participants and the needs of the residents. We did not have an opportunity to review the petition. It was presented at the wrong time. Ms. Heslin stated she understood the change in hours. Mr. Formica added we are trying to please everyone. More discussion is needed.

Ms. Berger asked are budget line items approved by the Board prior to the budget going out? She was informed the Board of Governors review the budget.

Mike Heenehan, Chairman of the Beach Committee, reported the beach is fine.

Ms. Jevons was disappointed there was no discussion on Pickleball at the July 31 Special Meeting. Mr. Formica informed her once the Agenda is submitted to the Town Clerk only items on the Special Meeting Agenda can be discussed.

Ms. Heenehan reported neighbors are concerned about scooters. Mr. van Noordennen suggested using cameras for enforcement. He suggested that the neighbors come to this Board to voice their concerns. Mr. Piscatelli added someone has to take responsibility to slow down all traffic. Mr. van Noordennen stated another option is to have temporary speed bumps. Mr. Annibale was not in favor of speed bumps. Mr. Brienza suggested giving safety tips. Ms.

Heenehan stated an email blast concerning this matter has been sent out. Mr. Annibale suggested asking the police to make more trips in the neighborhood.

Ms. Heenehan asked for an update on a defibulator. Mr. Formica stated he saw one on line for \$99.

**10. Adjournment**

**MOTION (4): Ms. Heenehan moved to adjourn the Giants Neck Beach Association Board of Governors Regular Meeting of August 7, 2024 at 8:30 p.m. Seconded by Mr. van Noordennen. (6-0) Unanimous.**

**Respectfully Submitted,**

**Frances Gheri, Substitute Recording Secretary**

TREASURER'S REPORT  
BOG MEETING  
August 7, 2024

BANK BALANCES AS OF 08/07/2024	
Checking/Operations Account (2531)	63,670
Checking/Tax & Assessment Collection Account (5826)	12,624
Savings/Reserve Account (2544)	109,476
Money Market Account (1462)	150,000
<b>TOTAL GNBA FUNDS</b>	<b>335,770</b>
214 Tenant Savings Account (6848)	2401

2024 PROPERTY TAX REVENUES AS OF 08/07/2024	
Amount Levied	145,507
Amount Collected	136,693
<b>AMOUNT OWED</b>	<b>8814</b>
# Properties Owing	13

NON-TAX REVENUES RECEIVED SINCE LAST REPORT	
214 Rent- July	2400.00
214 Rent- August	2400.00
Tenant Reimbursement for utilities	247.00
Savings Interest	8.22
CH Donation	175.00
CH Donation	250.00
GNHA owner Tax Deposit- in error (see Bill Pay offset)	205.72
GNHA owner Parking Ticket- in error (see Bill Pay offset)	10.00
<b>TOTAL NON-TAX REVENUES</b>	<b>5695.94</b>

OPERATING EXPENSES PAID SINCE LAST REPORT		
Bill Pay Expenses	See attached details	37,784
Debit Card Expenses	See attached details	1179
	<b>TOTAL</b>	<b>38,963</b>

CAPITAL EXPENSES PAID SINCE LAST REPORT		
	<b>TOTAL</b>	<b>0</b>

Submitted by Louise Wilcox, Treasurer