

GIANTS NECK BEACH ASSOCIATION  
Niantic, Connecticut  
Est. 1941

May 26, 2020

Dear Giants Neck Beach neighbors and friends:

I hope you are all doing well and managing to maintain good health (and sanity) in these strange and challenging times. I know that the Covid-19 pandemic and all the related lifestyle changes have been hard on everyone, and it appears that many of these changes will continue for the foreseeable future. You won't be surprised to hear that this will have several effects on us as we move into the summer season.

1. Beaches and other Public Areas: Now that the warm weather is (hopefully) making a more consistent appearance, I know we are all looking forward to getting out in our beautiful community and enjoying our beaches. Please keep in mind State requirements concerning social distancing that include, for example, restricting groups/gatherings to no more than five people and ensuring adequate distance between such groups as well as individuals.
2. 2020 – 2021 Budget Process and Annual Meeting: For the safety of our community and consistent with Connecticut executive orders, the Board has decided not to hold a physical meeting for either the informal budget information session that we have held at the end of May in recent years, or for the June Annual Meeting. The revised procedures for this year will be as follows:
  - a. Adjustments relating to the budget information session: We are providing with this memo both the proposed budget for 2020-2021 and a powerpoint deck with explanatory information; this is what would typically be presented at the informal budget session. We welcome your input, so if you have any comments or concerns, please submit them by email to: [budget.gnba@gmail.com](mailto:budget.gnba@gmail.com). Please note that we recognize that these are challenging economic times for many, and we have worked hard, together with the Budget Committee chaired by Pandy Wohler, to keep your tax burden as low as possible. We are happy to report that by reducing the contribution to the capital fund for this year and looking hard at other expenses, we have been able to decrease the mil rate for the proposed 2020-2021 budget from 1.94 to 1.16. Please submit any comments or concerns you have about the proposed budget to [budget.gnba@gmail.com](mailto:budget.gnba@gmail.com) **no later than June 2, 2020**.
  - b. Adjustments relating to the Annual Meeting:
    - All voting will be done by absentee ballot. This will include votes on the slates proposed by the nominating committee to fill vacancies on the Board of Governors and the Zoning Board of Appeals, as well the traditional budget-related items. We will send paper absentee ballots to the owners of record (or Designated Member Representative) of every property, so there is no need to specifically request a ballot. We expect to be mailing the ballots by June 6<sup>th</sup>, and completed ballots must be received **no later than June 20, 2020** at the following address:

Registrar  
Giants Neck Beach Association  
P.O. Box 124, Niantic, CT 06357

- Please keep in mind that voting eligibility requirements remain in place, including the fact that the Association Charter allows only one vote per property. Each voting Member or Member Representative must identify the property in the designated area of the ballot, and **only one vote per property may be submitted.**
- Please note that all previously submitted Designation of Membership Representative forms remain valid, but if your property is owned by a legal entity and you want to change or add a designation you may do so by downloading the form from the website and submitting the completed form either electronically to [voting.gnba@gmail.com](mailto:voting.gnba@gmail.com) or by sending the hard copy to:

Registrar  
Giants Neck Beach Association  
P.O. Box 124, Niantic, CT 06357

***Please note that the completed designation forms must be received no later than May 31, 2020 for the designation to be effective for votes associated with the 2020 Annual Meeting.***

- Results of the votes will be posted on the website and at the clubhouse bulletin board, and circulated by email, no later than June 21, 2020.
3. Tennis Court: You may recall that the court was not opened for play in 2019. At the July membership meeting the Tennis Committee reported that it would take approximately \$7,500 to restore the court to make it playable. When the Board invited a motion to approve the expenditure, no attendee made such a motion. As a result, last fall we circulated a survey to solicit input from the membership on the future of the tennis court. A clear majority of the 107 people that responded to the survey were opposed to maintaining a clay tennis-only court, and seemed most interested in exploring the possibility of converting the court to a multi-purpose facility.  
  
During the winter, the Board investigated various options for converting the court to a multi-purpose facility. I am sure it is no surprise to anyone that the cost of converting the court to a year-round surface that could be used for things such as basketball and pickleball in addition to tennis is significantly more than the cost of refurbishing the existing court. The Board wants to be sure that everyone has an opportunity to be heard before any formal proposal is made to the Association. We therefore will be circulating more detailed information about the options and preliminary associated costs in the near future, along with a survey through which you can provide input on the options. Please note that this survey will not be an actual vote; it is merely a way for the Board to gauge Association interest in the options so that we can prepare and present a specific proposal to be voted on by the Association.
  4. Association Cottage: The Board was also quite busy this winter with the Association Cottage, and we are happy to report that we successfully completed the necessary work and found a strong tenant, so the Cottage is poised to be revenue positive for the 2020-2021 budget year.

## Summary of timeline and deadlines:

(For purposes of the dates below, the deadline is the date by which the submission must be received by the BOG, via email or in the P.O. Box, as applicable):

May 31, 2020: Deadline to submit Designation of Member Representative forms to either [voting.gnba@gmail.com](mailto:voting.gnba@gmail.com) or Registrar, P.O. Box 124, Niantic, CT 06357

(NOTE: this form is only applicable to legal entities that want to designate a new or different Member Representative.)

June 2, 2020: Deadline to submit comments or concerns re budget to [budget.gnba@gmail.com](mailto:budget.gnba@gmail.com)

June 6: Date by which Board expects to mail the absentee ballots, after having reviewed any comments and concerns submitted and made any necessary adjustments.

June 20: Deadline by which completed absentee ballots must be received at the following address:

Registrar  
P.O. Box 124  
Niantic, CT 06357

I am sorry that we will not be able to be together for the Annual Meeting, but look forward to seeing you at meetings later this summer if circumstances permit.

Page Heslin  
President, Board of Governors  
Giants Neck Beach Association