

**GIANTS NECK BEACH ASSOCIATION  
ANNUAL MEETING  
OF THE MEMBERSHIP  
JUNE 20, 2015**

**Board of Governors Members Present:**    **Page Heslin  
Nazzi Paciotti  
Christine Paul  
John Wohler  
Tim Mahoney**

**1. CALL TO ORDER.**

President Heslin called the Giants Neck Beach Association Annual Meeting of the Membership to order at 9 a.m.

**2. AMENDMENT/ACCEPTANCE OF AGENDA.**

**MOTION (1):            Irene Makiaris moved to accept the Agenda,  
as presented. Seconded by Tom Fox.  
Motion passed.**

**3. MOMENT OF SILENCE FOR MEMBERS DECEASED SINCE THE LAST ANNUAL MEETING.**

President Heslin asked for a moment of silence for members who have passed since the last Annual Meeting.

**4. APPROVAL OF MINUTES FROM JUNE 21, 2014.**

**MOTION (2):            Trip Hartigan moved to approve the June 21, 2014  
Annual Membership Meeting Minutes, as  
presented. Seconded by Irene Makiaris. Motion  
passed.**

**5. PRESIDENT'S REPORT.**

President Heslin reported we have made good progress on the handicapped ramp. It will be extended closer to the road. The grass has been reseeded.

Landscaping will be done in front of the cottage.

The Charter Revision was approved by both the Planning and Development Committee and the Government Administration and Elections Committee. It was then added to the Conveyance Bill, which is typically passed in the final days of the legislative session. Unfortunately due to extended debate on budgetary issues, the legislature ran out of time

and did not reach a vote on the Conveyance Bill. Ed Jutila has informed us that it will be addressed in a special legislative session.

Ms. Heslin has been asked to remind everyone there will be a cocktail party tonight, with live music at 6 p.m. You are asked to bring appetizers.

## **6. TREASURER'S REPORT.**

A power point presentation was shown to those present. Ms. Malone stated two members have not paid their taxes. Insurance costs have stayed flat.

Mr. Paciotti reviewed pending and anticipated capital projects. The Association previously approved \$6,000 to air condition the Clubhouse. However, following investigation we have learned that we will need to install insulation to make the HVAC effective, so we will be requesting additional funds for that later in the meeting. We have included \$3,000 for replacement of mulch for the playground. Our two main projects are the beach and lower pond. The upper pond has been dredged. We anticipate having to dredge the lower pond, and studies and permitting will need to be done.

## **7. PRESENTATION OF AND VOTE ON PROPOSED BUDGET FOR 2015-2016, INCLUDING:**

### **A. PRESENTATION OF PROPOSED OPERATING AND CAPITAL BUDGETS.**

Irene Makiaris thanked all committees who worked to develop the budget.

Our insurance rates are expected to be either flat or have a decrease. We are recommending adding \$60,000 to the Capital Account. The proposed operating budget is \$128,010. This will be decreased by approximately \$22,000 in surplus from the 2013-2014 budget, which will reduce the amount that we need to raise through taxes.

Peter Shoemaker suggested giving the surplus back to the homeowners. Ms. Makiaris replied we are by reducing their tax bill.

Discussion followed concerning budgeting philosophy and whether it is better to be conservative and up with a surplus, or aggressive and end-up with a deficit. The Board is trying to be careful about putting in realistic budget numbers, and surpluses are applied to fund the operating budget of subsequent years (rather than being added into the capital fund) so ultimately taxpayers feel the benefit of those returned funds. President Heslin added that the 2013-2014 surplus was unusually large.

Jim Beaulieu stated we don't like to go over budget. If we get too tight we will have losses every year.

Nazz Paciotti informed Mr. Shoemaker the only money we have to spend is what we collect on taxes every year.

Barbara Burnett asked why are we paying for security if we don't have it? Mr. Paciotti replied that this is the cable feed for the camera.

Irene Makiaris reported the total operating revenue is \$21,331. We need to raise \$106,000. In 2014-2015 our operating revenue was \$21,000. Our tax revenue is \$106,679. Our Grand List increased by 196,510. Our Mill Rate last year was 1.61 and our proposed Mill Rate this year is 1.50.

Laurie Corona asked are we putting \$60,000.00 away for the capital account this year? She was informed we are.

Nazz Paciotti reminded everyone that we committed in past meetings to build up the capital fund in anticipation of the lower pond project and other inevitable issues. We do not yet have costs for the lower pond, but are estimating it will cost twice as much as the upper pond.

Ms. Makiaris stated our proposed 2015-2016 Mill Rate is reduced to 1.5. We will be seeking votes to appropriate \$5,000 for the BOG emergency fund, an additional \$11,000 towards the Clubhouse project, \$16,000 for the main beach, and \$3,000 for playground mulch.

Fran Wesley asked whether the beach funds will be used for West Beach as well. Mr. Paciotti replied we do not have a permit for restoration at West Beach.

Ms. Heslin said she thought that historically the sand at West Beach is much better than at the main beach. Mr. Wesley said the sand is fine; the issue is the numerous rocks that need to be cleaned up. Mr. Beaulieu added the beach changes every season. There is money in the budget to take care of the rocks. Tim Mahoney will speak with our beach cleaner Harry Plaut about this issue.

Louise Wilcox presented the proposal to add HVAC to the Clubhouse. Following the original approval last year, we learned that to be effective we really need to add insulation to at least the ceiling. They recommend insulating the ceiling with foam spray and cover the ceiling with white drywall, while the beams remain. We would have installed a quiet cooling unit. We could expand our use of the Clubhouse. We obtained several quotes and under the proposal the insulation would cost \$6500, the drywall \$5500 and the cooling/heating unit \$15,000 for a total cost of approximately \$27,000.

Mr. Paciotti stated we asked last year for approval for an air conditioning unit and \$6,000 was approved. This would be a joint project with PWC and the Association. PWC has agreed to contribute \$10,000 to this project, and we are requesting the Association to add \$11,000.

Gail Shea asked will this increase our electric bill? Mr. Paciotti replied it should not be much more expensive. Ms. Wilcox added it will be insulated. Mr. Paciotti reported we had discussion with the Town, and it was recommended that we put the insulation in first.

Gail Shea asked will it affect the use of the Clubhouse? She was informed it should increase use of the Clubhouse. Ms. Wilcox felt it would be a tremendous value for the community.

Steve Bruno asked can it reverse itself to heating? He was informed it could.

Jim Horton asked did any contractor discuss insulating the walls as well? Ms. Wilcox replied the walls could add some additional value but by far the most important is the ceiling so we will try that first to maintain the interior look of the Clubhouse. We can always consider adding insulation to the walls later; it would not require undoing anything proposed in this project.

Mark Kulos asked how long will this project take? Ms. Wilcox replied she was told when she got the estimates that it would be a two to three week leadtime to begin. Mr. Malone asked will the Clubhouse be closed during this project? It will be closed intermittently while the work is being done, but we will do our best to schedule around calendared events.

**MOTION (3):**            **Joan Malone moved to approve the 2015-16 budget as presented by Irene Makiaris with a Mill Rate of 1.5. Seconded by Rita Ravosa. Motion carried.**

**MOTION (4):**            **Tina Bettera moved to transfer asset funds of \$60,000 from the General Fund to the Capital Fund. Seconded by Laurie Corona. Motion carried.**

**MOTION (5):**            **Joan Malone moved to approve the BOG Emergency Fund in the amount of \$5,000. Seconded by Jim Beaulieu. Motion carried.**

**MOTION (6):**            **Jim Bealieu moved to approve application of the \$22,690 surplus from the 2013-2014 budget to the 2015-2016 budget to effectively reduce the amount of revenue to be raised through taxes. Seconded by Anne Calanquin. Motion carried.**

**MOTION (7):**            **Joan Malone moved to approve \$3,000 for mulch for the playground. Seconded by Irene Makiaris. Motion carried.**

**MOTION (8):**            **Tom Doherty moved to approve**

**\$16,000 for the main beach sand.  
Seconded by Rita Ravosa.  
Motion carried.**

**MOTION (9) Joan Malone moved to approve the Clubhouse heating and cooling project adding \$11,000 to the \$6,000 previously appropriated for this project. Seconded by Irene Makiaris. Motion carried.**

Kevin Mosher asked if we approve the project when will the work be done? Ms. Heslin replied we have to work with the contractor's schedule, but will try to minimize any inconvenience and work around calendared events.

Fran Wesley stated the Clubhouse has been here a long time without HVAC, and suggested maybe we should wait until fall to do it. Joan Malone and Louise Wilcox noted that we would lose the benefit this year if we wait.

**MOTION (10): Jim Beaulieu moved to allow the Board of Governors to decide with the contractor on the schedule for insulating, cooling and heating of the Clubhouse and to appropriate an additional \$11,000 for the project. Seconded by Laurie Corona. Motion carried.**

**MOTION (11): Joan Malone moved to approve an appropriation of \$25,000 for permitting for the lower pond. Seconded by Rita Ravosa. Motion carried.**

## **8. NOMINATING COMMITTEE**

### **A. PRESENTATION OF RECOMMENDED SLATE TO FILL VACANCIES ON THE BOARD OF GOVERNORS AND ELECTIONS.**

Steve Bruno reported that the Nominating Committee, consisting of himself, Angelo Bettera, and John Makiaris, recommends that Brooke Mallory and Tim Mahoney be reappointed for second terms on the Board of Governors. They have agreed to continue if elected.

**MOTION (12): Trip Hartigan moved to reappoint**

**Brooke Mallory and Tim Mahoney  
for second terms on the Board of  
Governors. Seconded by Louise  
Wilcox. Motion carried.**

**B. PRESENTATION OF RECOMMENDED SLATE TO FILL  
VACANCIES ON THE ZONING BOARD OF APPEALS AND ELECTION.**

Steve Bruno reported that the Nominating Committee recommends that Glory Lena be reappointed for another term on the ZBA. She has agreed to continue if elected.

**MOTION (13): Mark Kulos moved to reappoint  
Glory Lena to the Zoning  
Board of Appeals. Seconded by  
Laurie Corona. Motion carried.**

Mr. Malone asked have you considered a replacement for Betty Sheehan? Ms. Heslin stated the Board will appoint someone to fill the unexpired portion of her term.

**9. COMMITTEE REPORTS**

Mr. Mulligan reported for the Dock Committee that all 42 slips have been assigned. Fire extinguishers were replaced. On July 15 they walk the dock so make sure your boat is registered and in by that date. The beams are larger in the newer boats. He suggests that bumpers are used for those boats. Any questions about rigging or the dock, contact a member of his Committee.

Bonnie Hennigan felt the access code to the boat launch should be changed. Mr. Mulligan stated we would like to keep it for this season, but it could be changed in the future. He stated we have been having problems with individuals dropping the chain.

Pandy Wohler reported on behalf of the Women's Club that they have had a very busy winter. They started with 35 members and now have 60. Their next meeting will be held on June 30. They will have appetizers, dinner at 6 p.m. followed by a Business Meeting. There will be a guest speaker - author of "Summer Cottage" set in Giants Neck. Register today for the July 16 luncheon on the Waterfront in New London. She invited everyone to come to the Cocktail Party tonight.

Mark Kulos reported the ZBA had no activity this past year. They will have a meeting after this meeting has adjourned. They are considering an increase to the application fee and welcome any input.

**10. COMMENTS FROM THE PUBLIC.**

Jim Horton asked if the upper pond project is complete. Mr. Beaulieu replied plants have just been put in, and hopefully they will survive. The pond project went well. Sufficient material has been removed.

Art House felt we need to continue to have any land taken from us restored.

Jim Horton stated the phragmites have taken over the lower pond. Mr. Beaulieu reported the Board approved funding to address this issue, the permit has been signed and two cuttings will occur at appropriate times during the year.

Tom Fox reported he has been putting up the flag, and wanted the Association to know that it has been donated by Carol McDonald every year in memory of her brother who was a veteran.

Tom Boller asked how often does the beach get cleaned? He observed a tree. Tim Mahoney replied every Thursday the West and Main beaches are raked. We will need to hire someone to take care of the tree.

Gail Shea informed the Board there has been continued trouble with parking on the street. Also some owners do not leash their dogs. Ms. Heslin noted that these are both violations of our ordinances, but the issue is enforcement. The Board has been discussing ways to improve enforcement to make citations more meaningful. In the meantime she encouraged everyone to be considerate of others and comply with our ordinances.

John Makiaris reported the MBB will replace the canvas tent used on the deck with a fire retardant one to comply with code requirements.

Mark Kulos asked if there was interest in wifi community wide, or at least in the Clubhouse? Ms. Heslin reported there is wifi in the Clubhouse.

**MOTION (14): Louise Wilcox moved to adjourn the Annual Meeting of the Membership of the Giants Neck Beach Association at 10:20 a.m. Seconded by Steve Bruno. Motion carried.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**