

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING MINUTES
OCTOBER 26, 2018
HELEN LENA CLUBHOUSE
31 WEST PATTAGANSETT ROAD, Niantic, CT**

Present: Page Heslin, Lee-Ann Berger, Wick Mallory, Christine Paul, Louise Wilcox, Peter Knowles

Absent: Brian Cosentino

Also Present: Joan Malone, Treasurer

1. Call to Order

P. Heslin called the meeting to order at 7:30 PM

2. Presentation of Agenda for Adoption

MOTION: (Berger/Wilcox) to add as item 5, Executive Session for the purpose of discussing litigation; all other items to be discussed in order after item 5.

Vote: Approved Unanimously

3. Approval of Minutes August 26, 2018 and September 17, 2018

MOTION: (Berger/Wilcox) to approve the Minutes of August 26, 2018 as presented. Vote: Approved Unanimously

MOTION: (Berger/Knowles) to approve the Minutes of September 17, 2018 as presented. Vote: Approved Unanimously

4. Presidents Report

Chairman, P. Heslin reported to the members that Jim and Sandy Lafont recommended a candidate for the security/caretaker which may become available in the future. P. Heslin discussed the position with the candidate and determined the time frame was not suitable for the position.

5. Executive Session to Discuss Litigation

MOTION: (Berger/Wilcox) to go into Executive Session to discuss litigation.

Vote: Approved Unanimously.

The Board went into Executive Session at 7:38.

Present: Page Heslin, Lee-Ann Berger, Wick Mallory, Christine Paul, Louise Wilcox, Peter Knowles

The Board came out of Executive Session at 7:59

6. Treasurers Report

J. Malone reported on the Association balance:

- Operating Budget \$ 124,790.76
- Capital, \$141,439.84

Taxes collected: \$113,429.62

There is one property with an outstanding bill for the 2016 / 2017 fiscal year.

There are two properties with outstanding bills for 2018.

The members discussed putting a lien on a property for back taxes due to possible sale of the property.

7. Update on Possible New Projector

L. Berger reported that Best Buy came out to the Helen Lena Clubhouse and had two possible recommendations for the projector. Both projectors are Epsoms and two separate quotes were received for \$749.00 and the other for \$899.00. The Board decided to purchase the more powerful projector as well as the required wiring and the installation for a total of \$1,150.00

8. Discussion of the Scope of Duties for Potential Caretaker/Security Guard

The Board discussed a variety of possible duties but not limited to the following:

- Make patrols
- Hold keys for winter properties
- Check properties
- Report suspicious activities
- Maintenance
- Secure and oversee contractors not overseen by committees
- Be familiar with ordinances

9. Set Meeting Dates for 2019

The Board set the following meeting dates for 2019:

March 6, 2019

April 12, 2019

May 10, 2019

June 7, 2019

July 12, 2019

August 9, 2019

September 13, 2019

October 11, 2019

November 15, 2019

10. Committee Reports

L. Wilcox reported on the right of way ownership behind the association cottage. She went to the East Lyme Town Hall and was informed that there was a quick claim deed filed in November 1989 from GNEC to GNBA.

The Board discussed retrieving all Association files and storing them in file cabinets at the Helen Lena Clubhouse.

L. Berger ordered a new sign to replace the vandalized sign

The pond is being raked

It was suggested to put Committee reports in the beginning of future agendas.

11. Adjournment

MOTION: (Berger/Knowles) to adjourn at 8:52. Vote: Approved Unanimously

Respectfully Submitted

Sue Spang
Recording Secretary

Next Meeting: November 16, 2018