

**GIANTS NECK BEACH ASSOCIATION  
SPECIAL MEETING OF THE BOARD OF GOVERNORS  
October 24, 2014**

Present:       Page Heslin  
                  Nazz Paciotti  
                  Tim Mahoney  
                  Christine Paul  
                  John Wohler

Also Present:   Jim Beaulieu  
                  Louise Wilcox  
                  Phyllis Berger  
                  Pandy Wohler

**1. CALL TO ORDER**

President Heslin called the October 24, 2014 GNBA Special Meeting of the BOG to order at 7:32 p.m.

**2. PRESENTATION OF AGENDA FOR ADOPTION**

**MOTION (1):**   Mr. Wohler moved to adopt the October 24, 2014 Agenda, as presented. Seconded by Mr. Paciotti. (5-0) Unanimous

**3. APPROVAL OF MINUTES FROM SEPTEMBER 19, 2014 MEETING**

**MOTION (2):**   Mr. Paciotti moved to approve the September 19, 2014 BOG meeting minutes, as presented. Seconded by Mr. Mahoney.

Mrs. Berger provided clarification of her comments in the Beautification Committee report. Mr. Beaulieu further clarified that the Association has an approved Wetlands Management Plan (not a Permit).

Minutes, as amended, approved 4-0 with Mr. Wohler abstaining as he was not present at the meeting.

**4. PRESIDENT'S REPORT**

Heather White contacted Ms. Heslin to request an extension of the 30-year lease that permits non-exclusive use of the Association Cottage driveway for vehicular access to the rear of the White property. The current lease expires in 2025. Heather and her siblings are trying to sell the home, and have received an offer that is contingent on the lease being extended for an additional 30 years with an option to renew at the end of that period. Following discussion the consensus of the Board was that it would require additional investigation and consideration before making any decision, and that because the lease remains effective for approximately 11 more years and appears to be assignable to any purchaser it is not necessary to take any action on this matter at this time. Ms. Heslin will communicate this to Ms. White.

**5. TREASURER'S REPORT**

There was no Treasurer's Report as Ms. Malone was absent. Members had some questions about some of the line items on the report that had been distributed. BOG members should email their questions to Ms. Heslin, who will consolidate them and send them to Ms. Malone for response.

## **6. CLUBHOUSE**

### **A. REVIEW OF HVAC PROPOSALS**

Ms. Wilcox presented a detailed report comparing estimates received from five contractors and discussed the costs and benefits of installing heat pump wall units or gas furnace with coils and ductwork. Open issues exist re whether a permit is required, and we would be required to install insulation before we could install HVAC. Ms. Wilcox will contact Joe Smith, East Lyme Zoning officer, concerning these issues. Insulation is a relatively expensive proposition (primarily due to the associated costs of re-paneling the walls and ceiling), and has some associated concerns (such as a requirement to provide at least minimum heat year-round to avoid mold). It would, however, increase the retention of heat and cooling, and increase the efficiency of the HVAC units. One approach could be to do just the insulation as a first step, and then determine what further action should be taken. Much discussion ensued regarding what members were hoping to achieve with the installation of new HVAC. Do we want to simply have quieter and more efficient cooling in the summer, add heat to extend the usage to 6 or 9 months of the year, or try to make it a year-round facility? Based on the issues that arose, and the greater expense involved if we need to insulate, it was decided that we should survey the membership to see what the prevailing sentiment is on these issues. Ms. Wilcox will develop a survey.

### **B. HANDICAP RAMP STATUS**

No one present to provide report. Ms. Heslin will contact Angelo Bettera to see if he has been able to meet with Joe Smith, East Lyme Zoning officer, regarding the handicap ramp plan and permits.

### **C. OTHER**

The clubhouse water was turned off on October 23<sup>rd</sup>. Mr. Mahoney will drain the interior pipes and put plastic over the exterior fan. The electricity is still on as there are meetings scheduled in the clubhouse. The breakers will be flipped and Ms. Wilcox will notify committee chairs that the clubhouse will not be available for meetings after November 1, 2014. Ms. Wilcox will also determine the status of the phone and wi-fi, and turn them off for winter as appropriate. The lattice work is broken in a section under the clubhouse and needs to be repaired. There have been numerous reports of people not cleaning up after their dogs and/or dumping waste on Association/GNIC property.

## **7. BEAUTIFICATION: FURTHER DISCUSSION CONCERNING REMOVAL OF PHRAGMITES**

Ms. Berger presented a report and information on removing the phragmites from the lower pond. A "Proposal for Phragmites Control in Lower Brocket Pond" by Innovative Mosquito Management, Inc. was reviewed. Mr. Beaulieu will begin the permit process for work to take place next year. The proposal indicates two applications the first season (2015)/one application the second season (2016) and stand removal. Timing of the herbicide treatment was discussed. He will try to obtain a permit that covers lilypads as well as phragmites.

Ms. Berger presented the fall clean-up contract with Rick Woodward for signature. He has maintained the same pricing as last year, and the work will be done in January after first freeze.

## **8. OTHER COMMITTEE REPORTS**

There were no other committee reports.

## **9. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## **10. ADJOURNMENT**

Prior to Adjournment the BOG meeting schedule for the next year was set. Following are the regular meeting dates for 2015:

- Wednesday, February 18
- Sunday, March 15
- Wednesday, April 22
- Friday, May 15
- Friday, June 12
- Friday, July 10
- Friday, August 7
- Wednesday, September 23
- Wednesday, October 21

Discussion followed concerning a desire to complete the budget process earlier next year. Irene Makiaris, Budget Committee chair, will be contacted to develop a schedule.

**MOTION (3):** Mr. Mahoney moved to adjourn the October 24, 2014 GNBA Special Meeting of the BOG at 9:13 p.m. Seconded by Mr. Paciotti. (5-0) Unanimous

Respectfully submitted,

Pandora Wohler  
Acting Recording Secretary