

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING MINUTES
July 11, 2018, 2018
HELEN LENA CLUBHOUSE
31 WEST PATTAGANSETT ROAD, Niantic, CT**

Present: Page Heslin, President
Christine Paul
Brian Cosentino
Peter Knowles
Wick Malory
Lee-Ann Burger

Absent: Louise Wilcox

Also Present: none

1. Call to Order

P. Heslin called the meeting to order at 7:33

2. Presentation of Agenda for Adoption

MOTION: (Burger/Paul) to adopt the agenda as presented. Vote: Approved Unanimously

3. Approval of minutes from June 6, 2018 meeting.

MOTION: (Burger/ Cosentino) to approve the minutes of June 6, 2018 as presented. Vote: Approved Unanimously

4. Presidents Report

P. Heslin reported that she has not received any response from the cottage tenant. The Treasurer informed P. Heslin that approximately half of the back rent owed has been paid.

The Spring maintenance has been completed on the tennis courts.

P. Heslin received the following correspondence:

- Request by resident to beautify the tennis courts with plantings (refer to beautification committee)
- Bathroom damage at club house during recent association cocktail party/social
- Request for update on litigation concerning unfinished house

It was reported that the cocktail/social party was well attended with many new people

5. Treasurers Report

No report.

6. New Signage

It was the consensus of the Board that the new signage with the blue and white colors look good and congratulated the Women's Committee for their hard work.

7. Construction Issues

The BOG discussed the various options and issues surrounding construction during the summer months. The problem of noise and road blockage due to construction was addressed. The options were:

- Complete ban on construction during summer months
- No construction on weekends and holidays
- No construction on Sundays
- No weekend construction year round

After much discussion the Board decided to consider:

- Attaching the ordinance pertaining to noise to all zoning permits
- Request deposit to be used for violations
- Protocols for warnings and escalation of warnings for violations

MOTION (Malory/ Cosentino) to maintain existing ordinance(s) in respect to construction, noise and other nuisances but consider adopting mechanisms to enforce said ordinance(s) in order to promote the quiet enjoyment of Association Members. Vote: Approved Unanimously

8. Association Cottage

P. Heslin updated the Board on the cottage. It was the consensus of the Board to take action in the form of a lien for unpaid rent if the renter has not paid in full by July 31, 2018.

The Board discussed possible options for the future of the cottage. Some of the options included:

- Sell the property
- Tear down with possible recreation amenities installed
- Fix and rent either year round or by the week in summer and academic in the winter
- Repurpose into a store or snack stand (requiring zoning change)
- Fix and rent to a general manager and/or security manager

MOTION: (Cosentino/Paul) to go into Executive Session for the purpose of discussing legal issue pertaining to the cottage. Attending: Heslin, Cosentino, Paul, Malory, Burger, Knowles, Spang. Vote: Approved Unanimously
The Session started at 8:30 and ended at 8:39.

It was the consensus of the Board to present the top three options to the Association members:

- Rent the cottage
- Tear down for possible recreation
- General manager/security manager

The options will be presented to the Association at the July meeting. Members will be encouraged to give feedback on which option they prefer. The August meeting will be a presentation of details with a vote to include absentee ballots at a future meeting.

P. Heslin will contact the tenant for an update on the Associations plans.

9. Committee Reports

none

10. Adjournment

MOTION: (Burger /Knowles) to adjourn at 9:11. Vote: Approved Unanimously

Respectfully Submitted

Sue Spang
Recording Secretary

(Upcoming 2018 BOG Meeting dates, **August 9**, September 12 and October 17)

Please note the date change for the August meeting