

Dear Association Members:

We hope this message finds you well as the cooler fall weather arrives; the patio furniture is being put away and the Halloween decorations are out! We hope you have seen the announcement from Kerry Orschal and the Recreation Committee about the upcoming pumpkin carving contest. Even if you are not able to participate, we hope you will come enjoy the view of the carved pumpkins on the walls lining the causeway on Halloween night – it should be quite a sight! More information can be found in the Recent Updates section of the Association website.

The Board is pleased to share with you that - after a long process of exploration and due-diligence, including numerous visits to court facilities up and down the shoreline and meetings with multiple contractors - we have developed a proposal for the future use of the Association's tennis court space. Below you can find information on both the proposed changes to the court and the procedural plan for an Association vote.

The Court Proposal:

As you know from earlier communications on the subject, the survey responses revealed that the overwhelming majority of Association members favored converting the court to a multi-purpose facility. The board (with input from some Association members) considered a number of potential surfaces for the court, including standard concrete, post-tension concrete, asphalt, and interlocking polymer tiles. After extensive investigation, the Board believes that the best surface for the proposed court is post-tension concrete. This is an attractive, durable, and low maintenance surface.

The Board considered several court-construction companies for this project and worked closely with the representatives from these firms to assure that we procured a proposal that would result in a well-built facility designed to accommodate the recreation demands of our active community while keeping in mind the very real concerns regarding cost of the facility. These financial considerations were with regard to both the near-term construction costs and the longer-term maintenance and repair projections. Having taken into account all of the foregoing, and after no fewer than seven Board meetings in the past two months alone where this project was the main focus, the Board is pleased to recommend the conversion of the existing red clay court to a post-tension concrete slab with the following amenities:

1. Lines, posts, and a net for a tennis court;
2. Lines and net systems for two pickle ball courts;
3. Lines for half-court basketball and a basketball hoop; and
4. Removal and replacement of the existing fence with a new, more attractive black fence with two gates.

After a great deal of consideration, the Board selected Classic Turf Company, LLC as the proposed contractor for the project, at a cost of \$107,100. Although we received a bid that was approximately \$15,000 less from another contractor, the Board decided that the experience of Classic Turf and the quality of its products and associated warranties makes its the better proposal. In addition, the company with the lower initial cost wanted an \$1,800 per year maintenance contract; accordingly, after 8 years, the Classic Turf court actually becomes less expensive. Classic Turf is based in Connecticut and has installed post-tension concrete courts at many high schools, universities, and town parks throughout New England and beyond. It has significantly more experience with post-tension concrete than the other company, holds a number of patents in the technology, has an industry certification that the other contractor lacks,

and has employees that actually train and test other companies that are seeking certification for post-tension concrete installation. Having spoken with representatives from both contractors on multiple occasions, the Board believes that Classic Turf is the more reliable company, and will deliver a superior product with a better warranty.

Below is a picture of a court built by Classic Turf court, to give you a general idea of what ours might look like. As noted above, we would have a single basketball hoop, but also two pickle ball courts.



If you would like to see examples of nearby Classic Turf courts in person, you can look at the court at Giants Neck Heights, and the recently installed courts at the Old Lyme High School. The court at the Heights was installed 9 years ago and has had no maintenance performed, and still seems to be in excellent condition. The courts at the Old Lyme High School were installed in the past year or so. You can also see more photos and get more information about court construction and the company itself on its website at www.classicturf.org. We encourage you to visit the courts and investigate the website if you want more information as you consider the Board's proposal.

As noted above, Classic Turf's quote to convert the court to a multi-purpose facility with tennis, pickle ball and basketball, and to replace the surrounding fence, is \$107,100. Under the Board's proposal, this would be funded by a one-time special assessment. Based on an assumption of 194 taxable properties in the Association, the assessment for each would be approximately \$552. Classic Turf is willing to provide extended payment terms for the court, so we can divide the assessment into two installments over two calendar years. ***If the Association approves the project and we contract with Classic Turf this year, they assure us the court will be ready for play at the beginning of the summer.***

Voting Procedures:

While the Board recognizes that the language of the GNBA charter ordinarily limits the use of absentee ballots for capital projects to those less than \$15,000, we have been assured by the Association's outside counsel that the Board may choose to waive this limitation in light of the

current pandemic and the Governor's Covid-19 related orders. Because of the significance of this project and the strong desire within the Association to move forward in the hopes of completion before the summer of 2021, as well as the financial advantage of locking in 2020 pricing, the Board has determined that a vote via absentee ballot is appropriate and in the community's best interest.

Within the next few weeks, absentee ballots will be sent to the address listed on the East Lyme tax rolls for each property within the Association. (Please note that this is not necessarily the same as your Giants Neck Beach address. This would be a good time for you to confirm where you receive East Lyme tax mailings, as all official GNBA mailings are sent to that address.) There will be a cover memo with instructions for completing and returning the ballots. The ballot will also be available for download from the Association website for your convenience. We will send an email blast announcement when the ballots have been sent out, and you will have several weeks to return them.

If you have any questions, you can contact any member of the Board of Governors, or send an email to court.gnba@gmail.com.

We know that Association members have missed having the court available this past year, and are looking forward to getting it back in use. The Board has put a lot of work into researching options for the court, and enthusiastically recommends that the Association approve the expense of \$107,100 to be raised through a one-time special assessment to convert the court to a post-tension concrete multi-purpose facility as described above.

Happy Halloween, enjoy the rest of the fall and, if all goes well, see you on the court next summer.

Board of Governors
Giants Neck Beach Association