

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING MINUTES
APRIL 14, 2019
10:00 AM
HELEN LENA CLUBHOUSE, NIAHTIC, CT**

Present: Page Heslin, Lee-Ann Berger, Wick Mallory, Brian Cosentino, Louise Wilcox (remote by phone)

Absent: Christine Paul, Peter Knowles

Also Present: none

1. Call to Order

P. Heslin called the meeting to order at 10:26 AM

2. Presentation of Agenda for Adoption

MOTION: (Berger/Mallory) to adopt the agenda as presented. Vote: Approved Unanimously

3. Approval of Minutes March 6, 2019

MOTION: (Mallory/Consentino) to approve the Minutes of March 6, 2019 as presented. Vote: Approved Unanimously

4. Presidents Report

Chairman, P. Heslin reported that the tenants are out of the association cottage and the board has received one estimate for work on the cottage. Additional quotes will be sought.

5. Treasurers Report

In the treasurers absence a written report was submitted as follows:

- Operating budget account balance-\$67,636.84
- Capital budget account balance-\$118,730.39
- 1 tax bill remains past due from 2015
- 2 tax bills remain past due from 2016
- The Grand List as of 3/31/19 is \$113,762.31
- Balance Due from back taxes is \$4,160.32

MOTION: (Mallory/Berger) to proceed with a lien on the two properties that owe back taxes. Vote: Approved Unanimously

6. Budget Planning for 2019/2020

Irene Makiaris called in remotely to present a draft budget to the BOG.

Makiaris presented the following proposed budget items:

- Increase in beach line for sand application and distribution
- Increase in beautification for additional plantings around sign

- Increase to repair/replace concrete stairs at the beaches
- Increase to clear right of way at Point rd. (taken out by BOG)
- 10% increase for clubhouse insurance
- 2% increase for property taxes (increased to 3% by BOG)
- WIFI service at club house (taken out by BOG)
- Decrease in Harbor Management
- increase for permits for upper pond. (BOG would like clarification on what the increase in funds would be used for)
- \$1000 left in budget for Recreation Committee (Carey Orshal is interested in being the Chairman)
- Tennis courts, security, website, ZBA-no changes
- Zoning estimate \$2500 in revenue
- Personnel line lower but it includes a 3% increase to hourly employees
- BOG reductions in legal notices, legal services and office expenses
- GNIC increase-insurance and workman's comp
- Revenue loss from rent is \$4,865

The overall budget is proposed to go up from \$98,297 to \$102,846.

A surplus of 14,436 is projected for this fiscal year.

The consensus of the BOG was to set the capital fund amount at \$65,000. The goal is to have \$100,000 for future and unexpected expenditures. The fund has \$142,348, the outstanding anticipated/approved expenditures once paid, will bring the line down to \$32,000.

Irene informed the BOG of projects that some association members have brought forward as possible projects in the future.

Makiaris reported that the grand list has gone up by \$60,000. She stated that the budget as presented raises the mil rate from 1.65 to 1.98, (the cuts by BOG were not figured into the total budget)

7. Club House Policies and Procedures

The BOG discussed the use and placement of the sandwich/information board. Members agreed that if the information board stayed in the same place all the time it would be ineffective and would not be noticed. The BOG agreed the information board should only be used for Association business and not for private events.

MOTON:(Berger/Consentino) to direct Louise Wilcox to draft a policy confirming the BOG decision that the sandwich board will only be used as BOG sanctioned events. Vote: Approved Unanimously.

The members also discussed use of the club house and if commercial use should be allowed and when. There are some commercial uses which could benefit the Association and could be sponsored by one of the clubs, for example the tennis lessons. The board asked L. Wilcox to draft a policy for the club house use.

8. Association Files

The board agreed that the Association files should be consolidated in one place. Before making room in the club house the amount of files should be determined. They stated the digital files should also be gathered and put on disk/drive.

9. Association Cottage

Discussed under Presidents Report

10. Committee Reports-none

11. Comments from the Public-none

12. Adjournment

**MOTION: (Mallory/ Berger) to adjourn at 12:40. Vote: Approved
Unanimously**

Respectfully Submitted

Sue Spang
Recording Secretary

2019 GNBOG meetings: May 3, May 17, June 10, July 12, August 9, September 13, October 11 & November 15
Association meeting dates: May 25 Budget meeting, (9:30), June 15, July 20, August 17