

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
OCTOBER 6, 2015
SPECIAL MEETING MINUTES**

Members Present: Page Heslin
 John Wohler
 Tim Mahoney
 Brooke Mallory
 Christine Paul
 Nazz Paciotti
 Peter Knowles

Also Present: Jim Beaulieu
 Louise Wilcox

1. CALL TO ORDER

President Page Heslin called the meeting to order at 7:35 p.m.

2. PRESENTATION OF AGENDA FOR ADOPTION

**MOTION (1): Ms. Paul moved to amend the agenda,
 to move Committee Reports after Approval
 of Minutes and change the numbers on items 4-10.
 Seconded by Ms. Mallory. (6-0) Unanimous.**

**MOTION (2): Ms. Paul moved to adopt the Agenda as
 amended. Seconded by Mr. Wohler. (6-0)
 Unanimous.**

3. APPROVAL OF MINUTES FROM JULY 10, 2015 MEETING.

**MOTION (3): Mr. Paciotti moved to approve the July 10,
 2015 Minutes, as presented. Seconded by
 Ms. Paul. Ms. Mallory and Mr. Knowles
 abstained from voting as they were not present
 at the meeting. (4-0-2) Motion carried.**

APPROVAL OF MINUTES FROM AUGUST 7, 2015 MEETING.

**MOTION (4): Ms. Paul moved to approve the August 7,
 2015 Minutes, as presented. Seconded by
 Ms. Mallory. Messrs. Paciotti and Knowles
 abstained from voting as they were not at the
 meeting. (4-0-2) Motion carried.**

4. COMMITTEE REPORTS.

Clubhouse: Ms. Wilcox reported the insulation has been installed in the Clubhouse. The spray foam needed to be covered by drywall. The drywall has been installed and needs to be taped, primed and painted. The HVAC ducts should be installed during the last week of October. She gave Ms. Heslin the contract for her signature. Mr. Wohler asked if the contractor noted any additional areas needing repair after he commenced the work. Ms. Wilcox replied he did not. Board member Tim Mahoney arrived during the Clubhouse Committee report, and agreed to leave the water on until the end of November as there have been some reservations requested for events.

Ponds: Mr. Beaulieu reported the Lower and Upper Pond Committee had a Special Meeting on September 22, 2015. They will be removing the lower pond aerators in preparation for the eventual project. When we are ready to begin the project, notice will be given to relevant property owners in accordance with DEEP/statutory procedures. Mr. Paciotti asked if there will be a drying out period before the material dredged from the pond can be removed. Mr. Beaulieu stated this “dewatering process” will take place on the lower parts of the pond and surrounding banks; the exact locations will be determined by the Army Corps of Engineers. Mr. Wohler asked for an update on the phragmites. The phragmites were sprayed in September and eight weeks are needed before cutting. Next year another treatment will be needed.

Beach/Sand: Mr. Beaulieu and Mr. Mahoney have looked into a permit for trucking in sand, and presented a proposal dated September 10, 2015 from Coastline Consulting & Development, LLC in the amount of \$14,412 to seek a permit. This is for the permit only Mr. Paciotti asked what is the cost of bringing in suitable sand. He was concerned about it being washed away if there was a storm. Mr. Mahoney agreed to check on whether we could change the permit to allow for either trucking in sand or harvesting sand in a given year. There was concern on the quality of sand.

Mr. Mahoney reported he brought in the lines and raft.

6. PRESIDENT'S REPORT.

Ms. Heslin had no report.

7. TREASURER'S REPORT.

The Treasurer was not present, and there was no report.

8. BYLAW/ORDINANCE CHANGES.

Ms. Heslin reported the Charter Amendments were effective on July 6, 2015 when the Special Act was signed by the governor. The associated changes to the bylaws were approved by the Association at the August 16, 2014 membership meeting, but we need to officially make those amendments. We can then consider other changes to the bylaws and ordinances, which we can

present at a future meeting of the Association. There has not been a comprehensive review and revision since 2007, and a number of areas have been noted as needing correction.

MOTION (5): Mr. Paciotti moved to make October 6, 2015 the effective date for the bylaws amendments relating to the charter amendments that were presented to the Association in connection with the charter amendments approved by the membership at the August 16 Association Meeting. Specifically, these changes relate to Article 2, Section 2 (BOG terms), Article 1, Section 5 and Article 1, Section 9 (both relating to absentee votes). Seconded by Mr. Mahoney. (7-0) Unanimous.

Ms. Heslin began the discussion of additional amendments by suggesting that we will need to delete existing fines and establish a schedule of fines for various violations. Discussion followed concerning the challenges of enforcement. She stated the Board has the right to change the fines and set up a fee schedule. She asked if there were any other changes to the Bylaws and Charter. She was asked about the new voting procedures. Ms. Heslin stated the specific procedures for absentee ballots are already contained in the amendments. As a Board we need to decide how to handle in-person voting at Association meetings. Mr. Paciotti asked how will we know what individuals have the right to vote. We will need to have a mechanism to check people in to meetings that will have votes. Ms. Mallory suggested using a paddle.

Discussion followed concerning the need to get the budgeting process completed earlier, because with absentee ballots allowed for the budget we will no longer be able to have discussion and make changes from the floor at the annual meeting. It will need to be an up or down vote, and if the budget doesn't pass we will need to repeat the process at a later date with a revised budget. Ms. Heslin suggested having an informational meeting for interested association members ahead of the June Annual Meeting. Mr. Paciotti felt the final budget should be submitted by April. To make this possible, Mr. Wohler recommended that committee chairs should have to submit their proposed budget for the following year by October. He suggested contacting Ms. Makiaris about moving the process earlier. Ms. Heslin agreed to put together a draft letter to present to this Board for review. Mr. Wohler asked if we are able to obtain a list of property owners by June? Mr. Knowles suggested that the Welcoming Committee suggest that new residents register to vote.

Ms. Heslin asked if anyone wishes other changes to the Bylaws or Ordinances. Ms. Paul raised concerns about signage. Mr. Wohler suggested higher fines and implementing a Hammer Law. Mr. Mahoney stated he is also in favor of a Hammer Law. Ms. Heslin noted that this was previously discussed by the charter and bylaws task force and referred to the zoning commission, but they reported back that they did not want to pursue it. Mr. Paciotti suggested that unless it is part of the permitting process through zoning a Hammer Law will not be effective.

Ms. Mallory raised issues relating to Article 1, Section 1 of the Ordinances; she felt a time frame was needed. She also suggested in Section 2 a period of one week for a trailer is sufficient. Ms.

Paul stated the original intent was for people living in a trailer. Ms. Paul referred to Article 9, Section 2 and felt an open fire should be defined.

Ms. Mallory said we should consider how to treat hedges – she feels they are the same as a fence. It was felt this is a zoning issue. She suggested that it be brought to their attention. Mr. Wohler referred to Article 3, Section 2 compost piles. Ms. Mallory referred to Article 9, Section 5, adding signage to the existing signs. Ms. Paul referred to Section 7 regarding glass containers. Parking is another area that needs to be addressed. Ms. Heslin noted everyone should review the existing bylaws and ordinances and come to the next meeting prepared to discuss any additional changes that should be considered.

The next meeting date of this Board will be held on November 4, 2015.

9. 2016 MEETING DATES.

The setting of 2016 meeting dates was tabled until the November meeting.

10. COMMENTS FROM THE PUBLIC.

There were no comments from the public.

11. ADJOURNMENT.

MOTION (6): Ms. Mallory moved to adjourn the October 6, 2015 Giants Neck Beach Association Board of Governors Meeting at 10 p.m. Seconded by Mr. Mahoney. (7-0) Unanimous.

Respectfully submitted,

Frances Gheri,
Recording Secretary