

**GIANTS NECK BEACH ASSOCIATION  
BOARD OF GOVERNORS  
REGULAR MEETING  
OF April 22, 2016**

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

**Also Present:** **Joan Malone, Treasurer  
Jim Beaulieu  
John and Irene Makiaris  
Louise Wilcox**

**1) CALL TO ORDER.** President Heslin called the April 22, 2016 Giants Neck Beach Association Board of Governors Regular Meeting to order at 7:30 p.m.

**2) PRESENTATION OF AGENDA FOR ADOPTION.**

**MOTION (1):**       **Peter Knowles moved to adopt the Agenda  
as presented. Seconded by Nazz Paciotti.  
(6-0) Unanimous.**

**3) APPROVAL OF MARCH 15, 2016 MEETING MINUTES.**

**MOTION (2):**       **John Wohler moved to approve the minutes of  
the March 15, 2016 Giants Neck Beach Association  
Board of Governors Meeting, as presented.  
Seconded by Christine Paul. (6-0) Unanimous.**

**4) PRESIDENT'S REPORT.**

President Heslin reported she received an email from Wayne Dow, Chair of the Insurance Committee, regarding concerns about potential Association liability relating to the wall that has been built on private property abutting West Beach. Although the wall is on private property (and is therefore a private liability), nothing would stop an injured party from suing the Association. The Association would then need to defend itself against the claim even if it is not ultimately liable. He therefore believes that we need to increase our umbrella coverage, and will obtain various quotes for the Board to consider.

## **5) TREASURER'S REPORT.**

Joan Malone gave Board members her February Budget Report. It showed the Operating Account Balance as of February 29, 2016 of \$56,760.17 and a Capital Account Balance of \$178,228.70. Taxes collected as of April 20, 2016 is \$106,776.80. Three tax bills remain unpaid.

## **6) EAST LYME ANTI-BLIGHT ORDINANCE.**

The existing Association ordinances contain language that all properties “must be maintained, painted, and kept orderly in a manner conforming to the surrounding area.” East Lyme has recently implemented a blight ordinance with specific standards and penalties for non-compliance, which are much more comprehensive than our Association ordinance. In response to requests from a number of Association Members and consistent with discussion at the past Board of Governors meeting, we have included language in the proposed updated ordinances to confirm that properties must be maintained “in compliance with all applicable regulations and ordinances of the Town of East Lyme.” This is of course a true statement regardless of whether it is contained in our ordinances or not.

Mr. Makiaris asked to be heard on the issue of a few properties within the Association that might fit the Town criteria for blight. He stated we are a community of only 198 properties, so even if there are only a few such properties they can have a big impact on both enjoyment and property values. Now that the East Lyme ordinance is in effect is there something more that can be done? The Board noted that only the Town can determine whether a particular property violates the Town ordinance. There is a complaint procedure by which individuals can request evaluations of particular properties by the Town. Following discussion it was decided that the Board will include information about the East Lyme Blight Ordinance in the summer mailing to ensure all members are aware of it, and will request that any necessary remedial measures be undertaken to avoid potential evaluation by the Town.

## **7) PRELIMINARY 2016-2017 BUDGET PLANNING.**

Ms. Makiaris presented the preliminary budget for 2016-2017. Discussion followed about various items, including: i) increases in costs for insurance, repairs and maintenance, utilities, and recreation; ii) decreases in the Harbor Management and ZEO line items; iii) standard salary increases for personnel; and iv) proposed amount for the Capital Reserve fund.

Ms. Makiaris has not yet calculated a projected mill rate based on the proposed budget, but will do so.

The next Board of Governors Meeting will be held on May 6<sup>th</sup>. We will hold a special Association meeting on May 21 to present the proposed budget to the members, similar to what has been previously done at the June Annual meeting. The draft budget will be

posted on the website for review in advance of the meeting. After making any revisions arising out of that May 21 meeting, we will send the final budget and information on voting and absentee ballot procedures to the Association.

## **8) BYLAWS AND ORDINANCES**

Board members accepted the revised draft of proposed changes to the bylaws and ordinances, incorporating all changes previously discussed. The proposed changes will be presented to the Association prior to formal approval by the Board.

## **9) VOTING PROCEDURES**

Mr. Knowles confirmed that we will be providing information on the new voting procedures, including absentee ballots and Member Representative designations, to the Association.

## **10) COMMITTEE REPORTS**

There were no committee reports.

## **11) COMMENTS FROM THE PUBLIC**

Mr. Paciotti informed the Board he received a telephone call from Elisa Young of Frontier who would like to discuss a better service with this Board. The Board did not feel it was necessary to meet with her.

## **12) ADJOURNMENT.**

**MOTION (3): Mr. Knowles moved to adjourn the April 22, 2016  
Giants Neck Beach Association Board of Governors  
Regular Meeting at 9:30 p.m. Seconded by Christine  
Paul. (6-0) Unanimous.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**