

**GIANTS NECK BEACH ASSOCIATION  
BOARD OF GOVERNORS  
REGULAR MEETING  
OF MARCH 24, 2017**

**Present:** John Wohler, President  
Christine Paul  
Tim Mahoney  
Peter Knowles  
Nazz Paciotti, via phone  
Brooke Mallory, via phone  
Louise Wilcox, via phone

**Absent:** Page Heslin, Secretary

**Also Present:** Joan Malone, Treasurer  
Robert Mercier, Chairman of the Cottage Task Force

**1) CALL TO ORDER.**

President John Wohler called the March 24, 2017 Giants Neck Beach Association Board of Governors Regular Meeting to order at 7:10 p.m.

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

**MOTION (1): Ms. Paul moved to accept the Agenda as presented. Seconded by Mr. Mahoney (4-0) Motion carried by those physically present.**

**3) APPROVAL OF MINUTES FROM OCTOBER 21, 2016 MEETING.**

Mr. Wohler asked for additions, deletions or corrections to the October 21, 2016 Board of Governors Meeting.

**MOTION (2): Mr. Mahoney moved to approve the October 21, 2016 Board of Governors Meeting, as presented. Seconded by Ms. Paul. Mr. Knowles abstained from voting. (3-0-1) Motion carried by those physically present.**

#### **4) PRESIDENT'S REPORT.**

Mr. Wohler reported, since we have no Recreation Chairperson and only three children who would like to participate in the Easter Egg Hunt, there will be no Easter Egg Hunt in April.

Mr. Wohler received a voice mail in January from an Association member who lives on Arcadia Road expressing concerns that they physically are unable to get down to West Beach. They would like to have stairs made to make it easier to get to the beach. The member then spoke to Ms. Paul. Ms. Paul informed her it would be expensive and may have to go before the Association membership. She was asked if there are funds in the budget to repair the stairs? Mr. Paciotti stated West Beach could never be a beach with a handicapped ramp, because it is too steep. He suggested Mother's Beach. Mr. Mahoney agreed Mother's Beach is the only place you could put it. Ms. Paul added there is no parking. It was noted that on the Heights Beach there is a triangular piece that we own which may allow handicapped access. Mr. Mahoney felt, if the chain is removed, the level road can be used. Mr. Paciotti thought we were exempt from ADA requirements. Ms. Malone agreed. Mr. Mahoney will look into how to make access to Mother's Beach easier at the end of the causeway.

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

Ms. Malone reported as of January 31 we have \$69,200.98 in the Operating Budget and \$220,783.72 in the Capital Budget. Taxes in the amount of \$120,782.67 have been collected. Nine residents have not paid their taxes and the total outstanding balance is \$2,118.

Mr. Wohler referred to recent Clubhouse expenses in the amount of \$1,500. Ms. Malone stated those were utility and other expenses for October, November, December and January. There were two rentals in October and November. Mr. Paciotti asked to have the utilities tracked separately.

Mr. Wohler asked if the amount set aside in the Capital Account was enough for the spring sand project? Mr. Maloney felt it was.

**MOTION (3):           Mr. Mahoney moved to approve  
the Treasurer's Report, as presented.  
Seconded by Mr. Knowles. (4-0)  
Unanimous by those physically  
present.**

#### **6) PRELIMINARY BUDGET PLANNING**

Ms. Malone referred to the budget sheets Board members received. Since there has been no Chairperson for the Recreation program for 2016, its budget will remain the same.

We estimated an increased to insurance by 5%. Beautification has increased because flowers and shrubs are needed.

The Building, Maintenance and Brush budget includes expenses for maintenance in the Clubhouse for the new deck improvement including topsoil replacement and rails, the purchase of propane logs and installation, and repairs to the chimney.

There is no budget for repairs to the Association Cottage. Ms. Mallory, a member of the Association Cottage Task Force, stated there are some repairs that are needed immediately.

Mr. Wohler referred to revenue and asked should we review the amount we charge for renting the Clubhouse? The Zoning Commission informed him newspaper legal ads costs have increased. They are losing money on permits. Should they consider increasing the fee for permits?

Mr. Paciotti agreed to discuss the security camera with the Town.

Mr. Beaulieu was asked if he had any updated information on the cost to treat the lower pond. Mr. Beaulieu stated the amount should remain the same as it was previously estimated, because it is based on the permit as presented to the Town. He hoped to have a firm amount after his meeting with the Town on April 17. Mr. Wohler suggested leaving \$85,000 in the budget for the Capital Account until we have more information from Mr. Beaulieu.

## **7) UPDATE BY ASSOCIATION COTTAGE TASK FORCE**

Mr. Mercier stated that the Task Force looked at the cottage's current condition and provided options for the consideration of the Association.

Mr. Mercier stated he walked through the Association Cottage and found the roof is leaking. If we don't do anything, it will continue to decline. The floor is buckling and the back door is broken.

It was determined that, on an annual basis, we are currently losing money. Its value is declining. If there are no changes, it will continue to decline in value. Thus leaving it as is was not considered a good option. They feel money will be needed to be set aside for repairing it to keep it safe.

If we clean and sell it, we anticipate it selling for \$400,000, net of selling expenses. Mr. Mercier stated the Association Cottage Task Force obtained information on an estimated value of the Association Cottage by comparisons in the area and by Zillo.

Members of the Association Cottage Task Force discussed cleaning it up and selling the property. Mr. Wohler asked if we sell it, do we as the Association have the ability to set

this money aside? What can the funds be used for? Mr. Mercier agreed to have discussions with Ms. Heslin.

Mr. Paciotti felt with the changes we have made to the Charter, we would need approval from the membership to sell an asset, and we would have to stipulate how the funds would be used.

We could fix the property and hire a Maintenance/Security Officer. Many members of the Association Cottage Task Force liked this idea. This person may have free rent. The cost to the Association would likely exceed \$20,000 annually. The Task Force drafted a list of possible duties. Many felt we could benefit having a Maintenance/Security Officer. Mr. Paciotti felt we would need to check with our Insurance Committee to understand what increased insurance needs we would have. Ms. Mallory felt since its getting more difficult to get volunteers, she feels this individual could do the work of individuals who find it difficult to volunteer.

We could use it for a summer rental for three months, as well as rent it during the winter months. The rent at the present time is \$1300 per month. This assumes there would be no vacancies or non payment of rent. Ms. Mallory felt if we could rent for the three months, it would be positive cash flow for the Association.

If we refurbish the property to rent, it we should be able to rent it for \$1500-\$1600 per month. We received quotes for a new roof, new sub-flooring, laminate flooring, new kitchen cabinets and paint. Estimates of \$30,000-\$35,000 for work have been received.

Mr. Wohler suggested borrowing money for any needed repairs and replace lost rent revenue, if we have the ability to borrow against the Association Cottage. Mr. Paciotti felt borrowing would need Association approval.

Mr. Wohler felt a presentation to the Association is needed. In terms of our budget at this time, he suggested putting in \$5,000 for immediately necessary repairs.

Mr. Paciotti felt it needs to be determined who owns the Association Cottage, the GNBA or GNIC?

Mr. Mercier was thanked for his Task Force's hard work.

## **8) COMMITTEE REPORTS**

**Pond Committee.** Mr. Beaulieu reported the pond dredging application fee to the Town is \$1,010. The Pond Committee met with the Town Engineer and the Wetlands Commission. The contractor prefers to do the dredging work in spring. The Town wants the work done when the waters are low, which is in the fall. The biggest problem is the spoils need to be taken off site. In April, we will better know our costs.

**Beach Committee.** Mr. Mahoney reported the permit for the beach is almost completed. He received a telephone call from the Niantic Bay Yacht Club which is dredging and will not need the sand. Ms. Mallory asked if the sand is clean? Mr. Mahoney replied it comes from the Niantic Bay Yacht Club beach. It would have to be inspected and approved by DEEP. Mr. Mahoney plans to meet with DEEP.

**Clubhouse.** Ms. Wilcox reported electricity and water will be turned on this weekend providing it is warm enough. Mr. Wohler asked her to think about whether or not we charge enough to rent the Clubhouse and report back at the April meeting.

**Building, Maintenance and Brush.** Mr. Mahoney agreed to speak with Tom Doggart, Maintenance Chair, about getting the stair rail down to West Beach fixed by June. It was noted the Board approved up to \$6,000 to cover the cost of these repairs.

## **9) COMMITTEE VACANCIES.**

Mr. Wohler reported we have three Board of Governors vacancies whose terms will expires in June: Nazz Paciotti, Christine Paul and John Wohler. Mr. Wohler asked for the Board to bring recommendations to fill the vacancies at the April meeting.

Also a number of the members of the Zoning Board of Appeals' terms will end in June. At their April 2nd meeting, the Zoning Board of Appeals Chairman will find out what openings they will have. New members will have to be voted on by the Association at the June Association meeting.

## **10) COMMENTS FROM THE PUBLIC**

Mr. Beaulieu reported the Docko permit for West Beach jetty should be reviewed.

## **11) ADJOURNMENT.**

**MOTION (4):           Mr. Knowles moved to adjourn the  
March 24, 2017 Giants Neck Beach  
Association Board of Governors  
Regular Meeting at 9 p.m.  
Seconded by Mr. Mahoney. (4-0)  
Unanimous by those physically  
present.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**