

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
MAY 12, 2014
SPECIAL MEETING MINUTES**

Members Present: Page Heslin
 Joan Malone
 Brooke Mallory
 Nazz Paciotti
 John Wohler

Also Present: Irene Makiaris
 John Makiaris
 Wayne Dow

1. CALL TO ORDER

President Page Heslin called the meeting to order at 7:30 p.m.

2. PRESENTATION OF AGENDA FOR ADOPTION

MOTION (1): Ms. Mallory moved to adopt the agenda, as presented. Seconded by Mr. Malone. (5-0) Unanimous

3. APPROVAL OF MEETING MINUTES OF MARCH 26, 2014 and APRIL 30, 2014.

Ms Mallory requested the following corrections: Under #7, Committee Reports Mr. Mallory, not Mr. Malone, showed photos of Mother's Beach.

MOTION (2): Mr. Paciotti moved to approve the March 26, 2014 Minutes, with the proposed amendment. Seconded by Mr. Wohler. (5-0) Unanimous

MOTION (3): Ms. Mallory moved to approve the April 30, 2014 Minutes, as presented. Seconded by Mr. Paciotti. (5-0) Unanimous

4. TREASURER'S REPORT

There was no new Treasurer's Report.

5. PRESIDENT'S REPORT

Ms. Heslin presented draft language for the proposed changes to the Bylaws. It does not yet include absentee ballots, for which she will circulate options before the next meeting. She asked all Board members to review and come prepared to discuss at the next meeting.

6. 2014-2015 BUDGET PLANNING

The budget worksheets were reviewed and discussed. The biggest area of increased expense is in insurance. Ms. Makiaris had discussion with the insurance agency, and they suggested that we increase the cost of insurance by 10%. There will be no increase to GNIC insurance as we had obtained a three-year fixed price premium that runs until 2015. Mr. Dow attended the meeting on behalf of the insurance committee and explained our current coverage, which includes casualty, general liability, D&O for the directors and officers of GNBA and GNIC, and flood insurance for the Association cottage. New premiums are not yet established, but we should expect a 10% increase, except for flood which could be up to 25%. Ms. Mallory asked if there has been research of any other companies? Mr. Dow replied that he is very comfortable that we are using the best agent for our needs, and that the agent has shopped the lines to multiple carriers to get the best option, keeping in mind that price – although important – is not the only consideration. Mr. Paciotti asked if general liability includes the dock and, if so, how much extra are we paying for that coverage? Mr. Dow confirmed that the dock is included within the GL policy and will obtain cost of that portion which will be presented to Dock Committee for payment. For budget purposes, the entire policy cost should be reflected as an expense, and the reimbursement from the Dock Committee should be shown as revenue.

Ms. Makiaris reported she has spoken to the Beautification Chairperson. Beautification has agreed to pay for the tree. There will be a \$300 expense for planting it.

The zoning application fee needs to be increased as it no longer covers the costs incurred by the Association in connection with applications. This can be done by vote of the Board of Governors, and will be put on the agenda for the next meeting.

Potential future capital projects were reviewed. HVAC project for clubhouse is estimated to be \$12,000; the Women's Club is willing to pay half (\$6,000). Ms. Heslin suggested we obtain actual proposals for this work so we have something specific to present to Association in June. The continued need for a handicap ramp was discussed, as well as the associated water-related challenges. Mr. Paciotti suggested having an engineer evaluate the plan; Irene Makiaris will follow up.

Ms. Mallory felt the largest future capital project will be the lower pond.

Given progress on budget we do not need an additional budget meeting on May 20th. The next meeting will be on May 29th.

7. COMMITTEE REPORTS

There were no committee reports.

8. COMMENTS FROM THE PUBLIC

None.

9. ADJOURNMENT

MOTION (4): Ms. Mallory moved to adjourn the May 12, 2014 Giants Neck Beach Association Special Meeting of the Board of Governors at 9:15 p.m. Seconded by Mr. Paciotti (5-0) Unanimous.

Respectfully submitted,

**Frances Gheri,
Recording Secretary**