

**GIANTS NECK HEIGHTS ASSOCIATION  
GENERAL ASSEMBLY  
At The Clubhouse on Creek Road  
Saturday, May 28, 2011  
10:00AM**

**Present:**

Anthony Starace, Agnes Bellody, Michael Pare, Cyndi Pare, Ken Secchiaroli, Brian Kennedy, Rudy Croteau, Isabel Georgian

Meeting was called to order by President Starace at 10:05 a.m.

A quorum was assured.

Treasurer's Report – Treasurer Steve Licitra reported that the cash on hand is \$68,996.37. Capital Improvement Fund is \$11,603.50. Cynthia McCall moved and Hank Fedina seconded the approval of the Treasurer's report. All unanimously agreed. Michael Pare noted audit was completed. There were no errors.

Secretary's Report was distributed and read. Carole Fedina moved and Cynthia McCall seconded the approval of the minutes for June 14, 2010. All unanimously agreed.

President Starace welcomed all to the meeting and noted we would begin with Committee Reports.

Clubhouse – Chair Agnes Bellody reported rentals have been down compared to last year. Committee is working on projects – painting the inside of the clubhouse, a new roof and a face lift (power wash). Agnes noted she hopes the rentals will go up. She would like to make the hall more homelike. A new resident, Christina Sovereign of 120 S. Edgewood inquired regarding the cost of renting the clubhouse. The cost is \$150 to rent and a \$300 security deposit. You have to be a member of the Association to rent the clubhouse.

Judy Schafer wanted some information on the website. Cyndi Pare stated the site is up and running and the address is [www.mygnha.com](http://www.mygnha.com). Anna-Mae Maglaty suggested by-laws and minutes of the meetings have links from the site.

Beach – President Starace reported the beach was swept by the town yesterday and we are getting ready for the holiday. There will be more info on the beach later on in the meeting during budget discussion.

By-law Committee – Chair Rudy Croteau reported the By-law Committee had accomplished its task and a copy of the Draft Revised By-laws had been enclosed with the packet mailed to all members of the GNHA. He noted that this committee was formed because the existing by-laws were no longer adequate. He thanked the members of the committee: Joanne Herlihy, John Micali, Steve Licitra and Greg Lutzen. He also thanked Fran Lutzen who typed the document and Carol Croteau who edited the final draft. This was a two year effort and no easy task. No change to the

existing by-laws was made lightly – every item was discussed for a considerable length of time. The proposed by-laws will be discussed and voted on at the August 20, 2011 meeting.

Park – Ken Secchiaroli reported the park is holding up. He patched the cracks but the fence is at a point of no repair. The basketball rims need to be replaced. The concrete bench was moved. Ken makes repairs and cleans the garbage pail every morning. The Tennis court is playable.

President Starace would like to appoint a Committee to work on problems with the park. He would like this Committee to be a cross section of the Association. Their duty would be to report back to the Board with recommendations that will be given to members for approval. We need for this park to be repaired. Resident Jack Hogan noted we voted to take the fence down and this has not been done. We have not come up with a clean picture of what the Association wants. Jack Hogan also noted it is improper to not take the fence down if that is what the Association voted on. Discussion followed. Upon inspection, President Starace told Park Chair Ken Secchiaroli not to remove the fence because the President deemed the removal of the fence a safety hazard.

Parking Lot – Brian Kennedy reported the parking lot was worked on last year and he would like to do more work on it to keep it looking good.

President's Report – President Starace reported the first thing this Board decided in 2009 was to decide what their responsibilities were and what does the word govern encompass. It was decided to look back at our Mission Statement. That Mission Statement spoke about improvement of the lands and properties owned by the Association and for the happiness of the inhabitants – “when what we own collectively increases in value, then what we own individually also increases.” To that aim, we have charted a three year course to improve association properties. With the cooperation of you the membership, we have made significant progress – the boardwalk, the jetty, the parking lot. With the passing of this budget, we will turn our attention to the clubhouse. But there are still two huge projects to be undertaken – the parking lot and the Park.

At this point, **Carole Fedina moved and Steve Licitra seconded the budget be accepted as proposed.**

Budget (in minutes)

Acct# 11-C1 Beaching Equipment – The name of this line item will be changed to Beach Cleaning. No motion needed.

Acct# 17 – Outside Audit 05 Year/06 Year – This line time will be removed. There are no dollars attached to this line item. No motion needed.

### **Amendment**

**A motion was made by Carole Fedina and seconded by Steve Licitra to reduce Acct# 19 Secretary from \$750 to \$500 for a total of \$250. All unanimously agreed.**

**Amendment**

**A motion was made by Steve Licitra and seconded by Joe Barry to remove Acct# 22 Beach Cleaning for \$7,500.00 for a total of \$7,500.00. All unanimously agreed**

The total budget will be \$99,725.00 with an approximate mill rate of 2.42.

**At this time, the motion on the floor was carried as amended.**

The passing of this budget means the Association will purchase the raking cleaning equipment (sand cleaner) – information included in the packet.

New Business – President Starace appointed a Committee to advise the Board regarding the Park. This Committee consists of Anna May Maglaty, Joe Barry, Vicky Darby, Jack Hogan, Vickey Beauregard and Christina Sovereign.

**Motion – Greg Lutzen moved and Cythia McCall seconded a plaque be purchased in honor of Ted Chiz. All unanimously agreed.**

Good of the Association – Carole Fedina thanked Brian Kennedy for all his efforts in beautifying our beach.

At 12:05 p.m. Gred Lutzen moved and Ken Secchiaroli seconded to adjourn the meeting. Motion was carried.

Respectfully submitted,  
Annette Ciavarro, Secretary