

GNHA Board of Governors Meeting
March 27, 2025
6:30 pm
Clubhouse

PRESENT: Shari Whittaker, Dan Amselmo, John Thompson, Cheryl Kardys (Secretary, non—board member), Steve Licitra, Joan Lanzo, Emilio Pizzoferrato (remote), Tom Misenti, Browning Garrison, and Bob Vancour

The meeting was called to order by Shari, President @ 6:30 pm.

A motion by Shari and seconded by Dan to add the following to the agenda: UNANIMOUS

- 1) Tax collector
- 2) Letter from GNA

A motion by Joan and seconded by John to amend the February 27, 2025 under the Entertainment Committee members to include Terence Donovan as a member . UNANIMOUS

A motion by Tom and seconded by John to accept the February 27, 2025 minutes as corrected UNANIMOUS

PRESIDENT: Shari informed the board that an invitation to join our email list has been posted to the website directing those interested to complete the form posted.

TREASURER: John reported the following:

Checking	\$ 43,470.92
Savings	\$114,269.58
Bingo	\$ 147.00

TAX COLLECTION: A motion by Emilio and seconded by Tom to accept the Treasurer's report. UNANIMOUS

Denise reported tax liens have been filed against five (5) properties. Denise suggested the Association being accepting Venmo as a form of payment for taxes and beach passes. A motion by Tom and seconded by John to accept payment through Venmo providing no expense is incurred to the Association. CARRIED

OLD BUSINESS: Shari reported concerns with Committee members. A motion by Dan and seconded by Tom to retreat to an EXECUTIVE SESSION. CARRIED

Executive session commenced at 7:02 pm and concluded @ 7:34 pm.

A motion by Steve and seconded by Dan to create a separate section on the website for committees. UNANIMOUS

BUDGET:

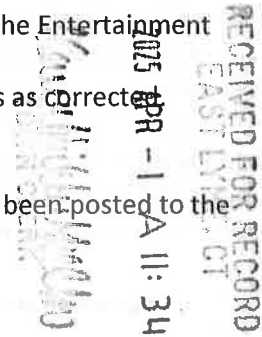
Landscaping – Browning will meet with Tyler to outline GNHA expectations and obtain a contract.

Bocce court – The railroad ties will be removed and replaced with cinderblocks.

External audit – Steve received one response thus far with an estimated cost of \$4000.00-\$6000.00

Grounds maintenance – no report

Signage – Joan reported no change



ELECTION: Ballot box to be purchase.

NEW BUSINESS:

By-laws: Recommendations for election language and election process were discussed

Tag sales: Bob informed the board of the following: East Lyme Zoning governs the frequency of tag or garage sales in residential area.

GNB: Joan reported receiving a request from a GNB member requesting to utilize our parking lot for 15-20 vehicles in August for a celebration. This request was denied. Joan also informed the Board that 2 Clubhouse renters were planning on the renting a bounce house for their events. While it is permissible, GNHA assumes no responsibility related to the bounce houses.

Survey: Steve received a preliminary survey report, noting impediment on our property by the boat launch. Steve is requesting photos of the beach launch prior to 1995.

PUBLIC COMMENT:

Fortunata Maluccio: Ms.Maluccio raised her concerns about tag sales. The board explained that the association has no jurisdiction over holding tag sales.

Caryl Glock spoke with reference to the possible purchase of the AED machines for the beach and clubhouse.

Jeremy Rose: Jeremy expressed concerns with the Nominating Committee process relative to the submission of a resume for consideration. It was explained that a resume is not required. The Nominating Committee puts forth nominations from those individuals who express interest in being elected to serve on the Board of Governors and nominations from the floor are accepted as well.

A motion by Dan and seconded by John to end the meeting at 9:16pm. UNANIMOUS

Cheryl L. Kardys
Secretary