



NSBPOA General Membership Meeting

Sunday, July 14, 2024

9:30 AM

Pledge of Allegiance

Roll Call 9:40 AM:

Present: MaryAnne Metzke, Gina Carpenter, Bob Leonard Michael Gorton, Jr., Laurie Morrow, Sandy Hooker, James Weber, Gene Stith, Sean Ogonowski, Vin Cipolla, Steve Rosario, Robin Page, Carol Jarski

Absent Excused: Michael Gorton, Jr, Gene Stith

Absent:

Quorum is 42 Present: 41 Proprietary Members Present

Table Motion to approve the minutes from the General Membership Meeting June 12, 2024.

Rich Kabelac made motion, James seconded

President Report

Mary Anne Metzke

- Going to have an open forum meeting on 7/29 at 7 PM. Will discuss concerns and answer questions
- Insurance is what is really putting NSBPOA over the edge after a trip and fall incident, along with a couple of other incidents. We are continuing to look for other options in regard to insurance
 - One insurance case is closed, one is open and can stay open for about 5 years
- We have tried to keep membership dues low and affordable with very small increments, but we cannot do that anymore.
- Our clubhouse needs to capital improvements, but we are unable to do those repairs right now, which means we are unable to charge the appropriate fee when it is visually in need of repairs
- We are looking closely to see where we can cut some expenses. We will look at cutting employee hours, making the Clubhouse open to members only.
- We do not have a reserve, so we are looking to build that up.
- We did give a number for the increase of \$300, it is approximate, but that's what it's looking like it will be
- Opened with that info to give everyone a snapshot of what has been going on and what we are working on.
- There are a lot of moving wheels and my job is going to be focused on finances to see what we can do to make quick changes.

Member Helen Grieco 602: *Date for meeting?* Monday July 29th 7:00 PM

Maureen O'keefe: *How many non-member rentals do we get for clubhouse?* MaryAnne says ~~30%~~ 70%
And what is the average cost? We have different rates for weddings and parties. We have done comparisons, some do charge some more.

And the new membership rate? right now is ~~\$425~~ \$475. Maureen says she's afraid we will lose rentals

Member Carmody: *Do we have an approximate quote for the bathrooms and parking lot?* \$80 k for parking, \$50k for roof,

Rich Kabelac: says these are probably lower quotes.

MaryAnne says we've done a lot of facelift things like the painting and the bar, but those are aesthetic items. Cow Palace has showed interest in investing, these are things we will be exploring

Deanna Diamant 27: *What does leasing mean? No more use for the clubhouse by us?* MaryAnne says no we would be getting money every month from someone else, and when you rent you would rent from that person.

Deanna Diamant 27: *Have you decided what the new membership cost will be?* MA says no, that was an approximate we gave in the newsletter. We wanted to be transparent and also allow for personal financial planning

Deanna Diamant27: How difficult is it to come up with historical data since the start in regard to membership?

Member Alan Hooker: *What will the range be for this increase?* MA says we have to discuss that with the board, talk with membership. MaryAnne says she understands that we will lose some membership. That will be calculated with a build in for what we think membership will be. MaryAnne says a safe approximation will be between \$700-\$800.

Steve Rosario: In my experience, when this happens you do lose people, but those who stay, value the proposition. Also, some who left, came back. We'll work out the numbers. Please keep in mind that it does depend on what members do, and there will be brighter days

James Weber: We have discussed offering structured payment.

Member 349: *Can we lengthen the kayak season?* MaryAnne and Gina explain that employees and security are not present on a regular basis and storms have come in the past and wiped out the racks and then we have to spend more money to purchase supplies and build new ones.

Member Devito: *Will a \$400 increase cover the insurance?* I have some more ideas for a fundraiser. And a former member of the board asked if a donation is made would we offer an incentive such as a free membership for one year.

Member Diana Diamant: We need volunteers for all of these great ideas.

Vice President Report

Gina Carpenter

- Nothing to report under VP

Treasurer Report:

Carol Jarski- I have to plug in numbers, sorry! It was too fast!

Account Balances:

Checking 8110:	\$109,951.74
Savings 8919:	\$ 20,011.04
Savings 9669:	\$87,550.57
Total:	\$217,513.35
PayPal Bank:	\$12,852.87

Total Bank Accounts: \$230,366.22

Budgeting changed with moving membership to January and not including it as Early Bird in the year prior.

Secretary Report

Mike Gorton, Jr.

Gina reads Mike's report:

- We had many positive responses to the email about the financial situation. The newsletter was a very good success; over 72% of those on the mailing list, 977 members, which includes primary and secondary members, opened the email. 12% of those who open the email click the link that was for the donation page.
- There was one email, when an individual felt we were going to lose membership instead of gain by this route.

- We had multiple members who would email us offering help to find insurance solutions which I will follow up with them this week.
- We had one member turn in a set of membership credentials and keys that they found on friendship Beach, They were given to staff, and returned to the member.
- We had our first beach advisory from Suffolk County which expires today at 12:00 noon This was the first one when we had beach staff. I tried to get those communications out as quickly as possible.
- Regarding the donation page currently there is no way of taking those who have made a check donation in placing it on the PayPal link. We will figure out a way to acknowledge those who do send a check to us. Probably a listing in the newsletter might be the best.
- The next newsletter should be coming out in the coming weeks, probably right before the electronic ballot comes out.
- The board voted at the last board meeting to hold elections and buy low amendments via electronic ballot. This will be the same tradition that we have done since 2020, where proprietary members will receive an email from election buddy, our safe and secure industry trusted election and balloting platform. Balloting will begin on or about August 9th and continue for 2 weeks until midnight August 23rd. The results will be reviewed by the nominating committee, and made public at the annual meeting. Following the annual meeting an email will be distributed to membership as to the results. This is part of the NSBPOA elections policy that has been adopted by the board.
- We have heard from many members that they have had trouble accessing the members only section of the website. Currently it is open to all. There is no password required there is no sign-in required. However we know that some vital information is exposed to non-members. There are options that we can install to protect that side, but for right now considering all the information that members need should be easily accessible. In the coming weeks we will come to a conclusion for members to be able to access that site and be secure so that our proprietary information is not available to all, and is only available to proprietary and affiliate members.
- **Member Rich Kabelac:** says 12% may have clicked but only about 3% has donated
- **Member Helen Grieco:** I don't see the button. We are going to look at it after the meeting.

Report of Committees:

Beach Report

Gina Carpenter

- Beach employee hours may be cut during the week. MaryAnne already spoke to this in her report.
- For those who reserved second kayak spaces: Please look at the EventBrite confirmation email and give staff your seat and row number, along with which beach you reserved at. Your name will not be on the list, that list was an initial list only for round 1.
- Please wear your life preservers/flotation devices when utilizing watercraft. This was a new bullet on the user agreement this year. Steve Rosario speaks to this in regard to Coast Guard law. Kayaks and paddleboards are considered to be vessels.
- Dog Policy review, leashed at all times.
- After hours, please throw garbage in cans, and if they are full for some reason, please take it with you.

Member Mike Armando: Beech Rd. The ground wire was ripped off during a storm, I emailed Mike Gorton, someone can get electrocuted. Mike said he was going to contact PSEG. MA says she thinks he did and PSEG said we didn't need it. We will definitely check.

Member O'Keefe: Can you give me more information about the dog attack. MA explains that a non-member had a dog on our premises

Member Mary Traflet: People are doubling up on kayak racks at Friendship. Gina will address this with the space members. She was away and have not been down there to see. Absolutely

Member Diane Frattine: Has anything been discussed with the natural spring at Hallock? We haven't, we cannot just bring sand there. The DEC will not allow that. Diane asks if we can maybe just even apply for a permit.

MaryAnne replies: we would have to bring in sand. Diane says she's just asking in regards to appeal for the beach.

Member Mike Armando: When I was President, I contacted the DEC about dumping sand at Beech Rd. They said first they had to do an evaluation, then they called it wetlands, and then said you might not be able to do it because of another technicality, so we just stopped looking in to it.

Member Al Hansen: You spoke about cutting the beach employee hours, do you think that would cause a problem with people coming there that don't belong. MA says we are just moving them from 12PM to start at 3pm, and just from Mon-Thursday.

Membership Report

Laurie Morrow/Sandy Hooker

- Currently, we have memberships: 640 last year: 676
- EB this year: 457
- new members this year: 50
- 60 seniors, 26 veterans and first responders
- Sale of extra keys 195, 162 in parking passes, and some extra guests.
- We had Kevin and now Steve cutting our keys to save money. We have envelopes that we buy, and small envelopes for the keys because they were coming out of the envelopes. The parking cards are more expensive than the stickers. Laurie prints the cards and we have to buy the ink and what not. Then postage was \$1000. We spoke about going back to in person pick-ups to save on mailing expenses. I spoke to neighboring beach associations to see what they do to see if we can keep expenses down for distribution of membership credentials.
- **Member Mike Armando:** Years ago, Anita LoPiccolo did membership and would do car deliveries.
- **Member O'Keefe:** When we had member pick-up at the Clubhouse, it's a good chance for people to see the clubhouse.
- **Member Devito:** Offers to volunteer to help with pick-ups.
- **Member Rich Kabelac:** This is a great conversation, but membership costs \$5,700, we have bigger fish to fry. Some say every little bit helps.
- Sandy speaks about monthly payments offered via PayPal, as long as you have an account.

Activities Report

Michael Gorton, Jr.

- MA and Gina read for Mike:
- The southbound concert with line dancing is this Friday. Ticket sales are slow but will hopeful that we have plenty at the door. This should be a fun night and a very different night from what we used to, they will be no table seatings inside the clubhouse. We will try to set up tables outside weather permitting. The line dancers need as much room as they can and we also have to make room for the band.

- a. Thank you to the Lomangio's who have graciously donated the cost of the band to the association as well as helped out financially with some other things related to this event. Many thanks to Deanna Diamond who organized the successful line dancing lessons to get us ready for this event. This event would not be possible if it was not for Deanna. Thank you Deanna!
- Field Day is coming up August 17th at Friendship Beach, it should be a fun day for all. Please see information on our website you may purchase tickets there and take you to Eventbrite. Don't forget your shaving cream! Please see Deanna if you have more questions or concerns, another event that Deanna it's a home run Grand slam every single time.
- Comedy night is Friday September 20th here at the clubhouse tickets are available online, New York City comedians come every year Make us laugh some make us cry but it's a good time had by all please look at our website, what you will find more information.
- Advertising posters are up at all the beaches for the above events.
- Food truck days announcements will be coming soon I was supposed to organize this this past Wednesday but I came down with COVID. I will be communicating with them early part of this week and hopefully have something set up for at least a few nights here and there where food trucks will come and you will be able to come and enjoy their food and watch the sunset.
- Lastly our last event of the season so far will be in November when the resurrection of screaming Jay Hawkins event will take place here, this will be in November and it will be a halloween-themed event so don't put your costumes away yet save them and come out and have a good time. More information will be forthcoming.
- Mike Armando speaks to this event, and explains his background with the band and his idea was to make it a fundraiser for the association, not just a Halloween Party.

Clubhouse Report

MaryAnne

- 79 events booked up to today, we do still have some time for more bookings
- Marketing will be discussed to book holiday parties, etc.
- We'll see how members only will impact those bookings
- Staff is good, their cleaning has been consistent
- Member Diane Frattine: Has there ever been consideration for opening the clubhouse during the week for members to come and hang out.

Security Committee:

Sean Ogonowski

- No major incidents for the 4th of July, it was a successful one
- Nothing much to report
- Member O'Keefe: Can you go over the basic coverage
- Sean says basic coverage, not all beaches at all times, but it does rotate. We have Jared, Orlando, Orlando jr. and John Hearn volunteers to help. Jared is an outside contractor. Maureen asks if he has a magnetic sticker to put on his car and does he wear a shirt to identify. We say yes about the shirts, not sure about the magnetic sticker.
- Gina adds that we have the staff on an app known as Zello, which is helpful if there is an issue, security can go to that beach in minutes.

By laws Committee

Al Hanson, Chairperson

- The following amendments have been adopted:
- 1st Security Camera Protocol
- 2nd: Security Policy
- 3rd: Long term rental policy, follows along with the TOB policy
- Two amendments to the bylaws: first one deals with term limits, proposal from six years to two years, and the second amendment is in regard to filling a vacancy, will be sent to the nomination committee, and is extended from 30-60 days.
- **Member Mike Armando:** asks about non-members accessing the beaches. We explain that the TOB had spoke to us, and it was a miscommunication with the security staff for fishing license holders and median high tide line.
- MaryAnne speaks to filling vacancies, gives us a little more time to find good candidates.
- Gina and MaryAnne speak to the term limit change, the old six year limit “hurt” us more than it helped us with not being able to find candidates. In addition, we have a lot of policies in place to address any concerns with the two year limit, and we are a much more transparent board now.

Beautification Committee

Gene Stith

- Gene will be leaving the board, so Vinny Cipolla will be taking over. Thank you!

Nominating Committee Report

Connie Iverlino, Chairperson

- Names members of the committee.
- We have 3 open positions, would anyone like to nominate themselves or someone from the floor.
- No nominations, nominations are now closed.

Roads Committee Report

Vacant, Chairperson

- MA speaks: She will most likely become the chair of that committee, also asked Vinny to help.
- We will be addressing properties that have runoff coming off of them on to our roads. We shouldn't have to pay for something caused by a homeowner.
- **Member Helen Grieco 602:** Is the spring still the update for when the drains will be installed on Soundview? MA says yes, that will be the end part. Helen says she has some pics about more erosion, not sure if it's an appropriate time to ask, she wants to ask about the fencing in that area.
- **Member Al Hanson:** The Roads Committee charge also extends to town roads. We should extend the analysis to these roads too. MA explains that we have asked for sit down meetings with TOB Highway department, but they refuse to meet with us. We have spoken to Jane Bonner individually and she has been helpful
- **Member Devito:** We have been calling the TOB about Robin Road. MA says the best way is to take a video and send it to us.
- **Member Mike Armando:** In the past, an attorney suggested we continue to send bills for repairs that we do so there is a record of communication and problems, even if it causes waves.
- **Member Thomas Scarlatto:** In regard to the cesspools, Optimum has come to do work, and they cannot move forward with their work until those cesspools are moved.
- **Member Helen Grieco:** Also, the fences are unable to move them until the cesspools are moved.

Financial Review Committee Report

Rich Kablek, Chair

- Just to point out three things from the budget: we have about \$275k in the bank, that is misleading. The income is frontloaded, and most of the expenses are backloaded. It doesn't look that bad, that's not the case.
- #2: We are talking a lot about the expenses...we have a couple of timebombs...the roads, clubhouses, and insurance...putting those aside, most of the expenses we have are not variable, they are fixed expenses. We can't save our way out of this.
- All roads lead to Rome, our problem is income, 80% of income comes from membership. Right now, not including new memberships, we are operating at about \$124k less on membership. That's what the focus needs to be at the end of the day. It's won't be easy. We need to minimize the number of people who leave, and the people in this room need to be catalyst to bring them in.

Technology Committee

Vacant, Chairperson

- MA discusses making a recap type document of the minutes to meetings, so people can see what occurred if they don't feel like reading through the entire minutes document.

Old Business

- **Member Janice Lynch Dooner:** I wasn't at the previous meeting, not aware of the current circumstances of the event on the patio. MA explains about the postal worker incident and then the fall on the patio. I also remember going back, someone mentioned that there was some kind of notice that the TOB was going to assume responsibility for Soundview. MA explains that we do have all of the proof and that we would have to sue them. We've exhausted all routes.
Member Candy Asselta: Discusses the CHIPS document
Member Devito: Asks if the Broadway work is completed.

New Business

- MaryAnne and Gina will be teaming up to send out a survey to find out member skill sets, interests, reasons for attending or not attending meetings, etc.
- **Member Lobelia:** Can you connect with real estate agents? Maybe they can include a pamphlet about NSB. MA says that Sandy does do a lot of that on her own, and Member Nick Colonna who is chair of our Technology Committee is a real estate agent, said he would help us with that.
- **Member Candy Asselta:** Where is the gator? The gator is no longer, it rusted/broke and can no longer use it. Candy asks about the truck, can it go on the beach?

Good and Welfare

- Nothing

Next Meeting Date

July 29, 2024 - Financial

August 25, 2024 - Annual Meeting

Meeting Adjournment

Motion by Connie Asselta, seconded by Diane Frattine.

11:40 AM end time

Minutes taken by Gina Carpenter, Vice President

Edited by Michael Gorton, Jr, Secretary