



North Shore Beach Property Owners Association General Meeting

May 23rd 2021

Meeting Called To Order: 9:35am

Pledge of Allegiance

Roll Call

Present: Gina Stacknick, Thomas Buttacavoli, Anthony DiGuglielmo, Kim Biderman, Sandy Hooker, MaryAnne Metzka, Bob Leonard, Mike Voigt

Absent Excused: Mike Gorton, Kevin Cleary, James Weber, Laurie Morrow

Absent Unexcused:

Motion to accept the last meeting's minutes by MaryAnne. seconded by Sandy H. all in favor, none opposed.

President Report

Bob Leonard

- Bob wants to thank everyone for joining the meeting today and to thank all the new members.
 - Bob says the board has been working very hard through the pandemic.

Vice President

MaryAnne

- MaryAnne and Gina met with the landscaper yesterday
 - Did a full property walkthrough.
 - MaryAnne says members who see any landscaping issues should email the general association email.
 - Landscaper will give us a quote on cleaning up the upper lot at Broadway.

Treasurer Report

Micheal Gorton

- MaryAnne reads Michael's report in his absence.

North Shore Beach Property Owners Assoc. Inc.
Statement of Financial Position Comparison
As of May 22, 2021

	Total		
	As of May 22, 2021	As of May 22, 2020 (PY)	Change
ASSETS			
Current Assets			
Bank Accounts			
BANK ACCOUNTS			
Chase - Checking 8110	160,914.80	123,067.33	37,847.47
Chase - Savings 8919	20,004.79	20,002.81	1.98
Chase - Savings 9669	65,024.64	50,018.99	15,005.65
Total BANK ACCOUNTS	\$ 245,944.23	\$ 193,089.13	\$ 52,855.10

North Shore Beach Property Owners Assoc. Inc.
 Budget vs. Actuals: 2021
 Fiscal Year January - December 2021

	Total		
	Actual	Budget	over Budget
Revenue			
10000 Memberships			
11001 Dues	81,280.00	110,000.00	-28,720.00
11002 Early Bird	9,605.00	87,500.00	-77,895.00
11020 Donations	1,000.00	1,000.00	0.00
11060 Kayak Donation		1,500.00	-1,500.00
Total 10000 Memberships	\$ 91,885.00	\$ 200,000.00	\$ -108,115.00
*Money in account as of 1/1/21			
21000 Fundraising			
21010 Fundraising Events		6,500.00	-6,500.00
Total 21000 Fundraising	\$ 0.00	\$ 6,500.00	\$ -6,500.00
30000 Clubhouse			
31010 Rental	4,350.00	50,000.00	-45,650.00
31020 Security Deposits	4,975.00		4,975.00
Total 30000 Clubhouse	\$ 9,325.00	\$ 50,000.00	\$ -40,675.00
40000 Beach			
41010 Daily Guest Passes		300.00	-300.00
Total 40000 Beach	\$ 0.00	\$ 300.00	\$ -300.00
6000 Rental/Lease Income			
PayPal Sales	740.00		740.00
Total Revenue	\$101,950.00	\$257,200.00	\$ -155,250.00
Gross Profit	\$101,950.00	\$257,200.00	\$ -155,250.00

- CH rentals are beginning to go up due to COVID restrictions lifting.
- Cost of around 13k for the water at Broadway.
- Security has just started.
- Insurance did go up due to not many companies that do the kind of coverage we need.
 - We also went with an insurance policy for up to \$3 million.

Secretary Report

Thomas Buttacavoli

- Been getting emails about things that will be addressed under other reports.

Beach Report

Gina Stacknick

- Will not have staff for memorial day but we will still try to have bathrooms open to the best of our ability.
- Gina is still waiting for employees from last year if they're coming back and we are still holding any new applicants in case we need to hire new staff.
- We're looking into adding an additional swimming area.
- Kayak racks are still being built and it's looking like the first week of June.
 - We will be asking for volunteers to help with the build.
 - We will be using the same kayak reservation system as last year.
 - Friendship will have two kayak areas, Friendship and Friendship East.
 - Gina asks members to not just put their kayaks on the racks without having a reservation.
- NSB attire for 2021 is coming soon.
- Gina reminds members that they need to use the beach fire form on the website if they want to enjoy a fire on the beach.
 - Gina also reminded members that fires should not be too close to the bluff or bulkheads.
 - Members should make sure fires are covered when they leave.
- Gina says that members need to be using their 2021 parking permit when parking in our parking lots or on Soundview.
- Steve Rosario is now a vessel examiner with the coast guard and wants to work with Gina on training for safety when it comes to kayaks.
 - Maureen asks if it can be on zoom.
 - Gina says she will figure that out with Steve.
- Bob stresses to members that fires should be below the high tide line.
- Vincent Cipolla asks if the platform/landing will be put back on the friendship stairs.
 - Bob says he will speak with the board about it.

Membership Report

Sandy Hooker/Kim Biederman

- 657 memberships so far.
- 77 first time memberships.
- 11 first responder/veteran memberships.
- Packet pickup is being offered for members convenience.
- If members want an extra key or parking permit they will need to email the association and Sandy will invoice them.
- Sandy will respond to calls to the association voicemails but the callbacks are from her personal florida number but she will also text members and that sometimes helps get a response.
- Kim B. asks members who know people who are on the fence about joining to join soon as rates are going up in the week.

Clubhouse Report

Mike Voigt/Kevin Cleary

- Mike V. says since restrictions are being lifted there will be more rentals and there are scheduled cleanups.

Activities Report

- Comedy night will be August 20th
- Field Day will be August 28th
- Additional events are being planned
- More COVID restrictions have been lifted and new guidance is going to be announced soon.

Security Report

Thomas Buttacavoli

- Parking will be heavily enforced this year.
 - Members need to have their parking permit affixed to their vehicle or could be turned away from NSB parking spaces.

Bylaws

Michael Gorton

- Al Hanson says there has been 100% attendance for the bylaws committee and they're working on things that they recognize that are needed.
 - The committee submits written policies to the board for approval
 - Bob asks Al H. if the bylaws are trying to make the association work in the 21st century.
 - Al H. says yes, things will be updated as needed.

Beautification Committee Report

Charlie Bevington

- Nothing to report

Old Business

- Bob says that we're looking for someone to take up the mantle of the beautification committee.
- MaryAnne says that Broadway water is delayed due to clearing the permits.

New Business

- MaryAnne says we're looking into logistics for having a live meeting soon.
- Nomination committee will be discussed at the next meeting.
- Jack Kinder asks about kayaks, Gina reiterates that it will be getting done around the first week in June.
- Sandy thanks Gina for cleaning up and updating the website.

Good and Welfare

- Nothing to report.

Next General Meeting date will be on 6/20/21 at 9:30am

Gina. makes a motion to adjourn the meeting, MaryAnne seconds all in favor, none opposed.

Meeting Adjourned: 10:20am

Minutes taken by Thomas Buttacavoli, Secretary