

NSBPOA General Membership Meeting Minutes

Sunday, November 20, 2022

Call to Order: 9:44AM

Pledge of Allegiance

Roll Call:

Present: MaryAnne Metzack, Michael Gorton, Jr., Anthony DiGuglielmo, Gene Stith, Laurie Morrow, Sandy Hooker, Christina Alcee, Gina Carpenter, Kevin Cleary

Absent Excused: Bob Leonard, James Weber *Absent:* Sean Ogonowski

A quorum of 27 Members present; A quorum is not present for voting as only 24 proprietary members present.

Approval of Minutes: Motion to approve the 9/25/22 General Membership Meeting Minutes was not initially made due to lack of a voting quorum.

President Report

VP MaryAnne Metzack presented for Bob Leonard (absent)

- Introduced Christina Alcee as interim Secretary
- Budget to be present by Mike; VP notes a lot of time is spent to prepare; difficult for not-for-profit org;
- VP notes that this is the time of year to look at what the association needs, i.e. repairs; to seek quotes; etc., and put together next year's budget.

Vice President Report

MaryAnne Metzack

- Nothing to add to president's report

Treasurer Report

Mike Gorton, Jr.

Treasurer's report presented (5 pages)- "Statement of Financial Position" dated Nov 18, 2022

- Statement of accounts:
 - Checking 8110:** \$58,716.42
 - Savings 8919:** \$20,007.76
 - Savings 9669:** \$87,536.23
 - Paypal:** \$2,917.011
 - Total BANK ACCOUNTS: \$169,177.42**
 - Last Year on Nov 18 2021- Total Accounts were: \$241,578.02 ("shortfall" \$72,400.60).
 - Member 128 - Albert Hansen Comments: shortfall/comparison to last year-is not really a "shortfall". Just comparison. Mike agrees and advises the numbers in red- show under budget items- haven't achieved goals yet.
 - Early Bird just started - we are expecting more revenue through Dec 31st.
 - Fundraising Events shows as negative; we did make profit on fundraising
 - Clubhouse- \$100K in gross sales is projected, including final two months of 2022
 - **Gross profit - \$221,682.64**
- Expenditures
 - We are under budget in most areas
 - Some items over budget::

- Maintenance and repairs of Clubhouse (floors and bar, ice machine, other new items) - \$12K above budget
 - Payroll expense over budget due to increase in expenses: the beach was only closed for 2 days (usually closes 10 days on avg); higher payroll (clubhouse cleaning personnel included); we had 27 on staff and 3 other employees over course of this year (usually we budget for 25); extra Security was needed.
 - Truck was an unexpected expense- \$22K
 - Road expenses are up - we still have to get through Nov, Dec with snow/salting.
 - Administrative expenses are down \$3,263.80
 - Taxes are under budget
 - Total **Under** Budget: **\$145,137.16-** but we are not turning a profit
 - In years past- profit ranged \$30-\$60K
 - Early Bird will help - about \$40K anticipated
- 2020 during COVID - we still did well with membership numbers going up - almost doubled; led to being able to stockpile a good reserve. Coming out of COVID - expenses are hitting us hard, costs are up..

Discussion: Albert Hansen (Mem#128) asked what was included in the “certification” item in the budget. A: Mike advised we hired 2 lifeguards- our arrangement is if they work the whole year, and we get good feedback, we reimburse them for their certification costs.

Q: Member 69 - Comments that the Board is well managed - well managed budget -(Charlie). Mike A: that in 2015 the Association had just under \$40k in the bank and had to pay \$28K in taxes. We went from then, until now. Bob and Mike increased the financial assets of the association.

Goal was \$500K in reserve - but that will not happen, but it was a lofty goal. We still made great progress, now having \$168K in savings (Applause for Mike).

2023 and beyond -this is Mike’s last budget proposal as his Treasurer term is ending. He will guide the new treasurer. Over the last 8 years we have done a good job laying groundwork for what’s to come/needed.

Mike Presents **North Shore Beach Property Owners Association 2023 BUDGET** (8 pages)

- Board voted to increase Membership fees across the board \$30 in every category
- This will give us an opportunity to make a profit (small \$5K). We can increase this number with activities, and more memberships
- There is a plan to increase Clubhouse fees to help raise revenue (for bookings moving forward). Any benefits from increased Clubhouse revenue - will not be realized until 2024
- Early Bird rate will count towards 2023- but account will push forward to the next year - money comes in this year, utilized in 2023 (budget v. taxes - work different)
- Anticipate increase in Early Bird members due to increase in dues - depends on how raise works out
- Raise may deter folks- but risk was weighed with need for increase.
- EB \$108K so far. 2023 Budget: 108,650.
- Donations- \$1K per year - this is usual
- Kayaks- fee raised from \$15 to \$35. It costs \$4K to take down and put up racks (labor and material costs). Raise will allow us to break even or make a little profit.
- Fundraising - Comedy; 95th Annual Gala - anticipate good revenue. Budgeting \$16,500.
- Membership raffle - bring back for 2024 membership. Plan to sell \$20 per ticket (hope is 400 will sell = \$8K) - very key income source - worth giving out free memberships.
- Clubhouse Rental revenue budget is \$85,000. Security deposits - \$1K. We are targeted for \$100K this year.
- Daily guest passes/ beach party permits increased, bringing in revenue. Budget is \$500.

- **\$377,850 -total 2023 Budget for Revenue.**

- EXPENDITURES- Proposed 2023 Budget

Mike reviews list

- Membership - \$5,000
- Fundraising - \$5,500 - advertising, caterers, etc. b/c of gala (band, surf and turf)
- Clubhouse- modest projections- general op exp - \$57,250
- Personnel - \$95,000. Beach, clubhouse, every weekend - now a year long event. 2023 will be first full year to be on this system (including clubhouse personnel)
- Beach Expenses- \$26,700
- Truck \$5500
- Security - increased this year - tried to hire guards to help - \$35,500 budgeted.
- Road \$22K- costs to address stormwater issues on private road, paving - needed on reg basis - (\$18K this year - budget was \$5K therefore raised 2023 budget). We need another drain at Nimbus- put one in now - another next year. We have 1 ½ mile of road =- have to do our best to maintain it. Helpful when members in certain sections get together and pool money and help us out to fix areas - Board voted to help out -burden is on Board to take care of all of it - we jump on helping out homeowners who pool money. Road needs more attention - that why Increase in budget
- Member 78 - Christine D. Q: whether the Town cleans roads or makes any repairs . A: We do it. Soundview drive by friendship - has all been put in privately all these years. Mike: some were, some were not.
- Sycamore by sump - TOWN fixed - town roads ran into our roads - example. Some homeowners have put storm drains in - we gave permission
- No storm drain cleaning or entered by TOWN
- Mike describes what storm drain cleaning entails - and costs - to remove and cipher, and dump. We pay every time- we pay the whole process - we don't do every year
- Mary Anne- we try to identify the worst conditions - and try to repair/drain in order needed.
- Member Alan H- #128 -Q:how many drain cleanings does \$5K pay for? A: Mike- about \$2300 Storm drain W of Aloma and Ozone - other two there - 3 in all. 2) west of Broadway - a little less than \$2300 -
- Member Nike L - 4 on Soundview - Costs \$3-4 to empty drain once filled up
- Member John Hearn clarified Catch Basins, not storm drains

Member # 069-Charlie - Notes there is \$56K budgeted for insurance- encourages Board to request proposal/quotes of insurance costs. Less than \$15K for all; now it is \$56K A. We last quoted insurance 2 years ago via carrier - plan to revisit again when we renew in June. Q: Do we use an insurance broker A: Mary Anne - Yes - we quoted out the insurance. Notes that broker Clausen - could not insure us.

Member - Albert H- When he was on the Board-we did not have Umbrella insurance and commented the budgeted amount is so high b/c of Umbrella Insurance - Board member Laurie: - comments coverage is needed.

Member 487- Rich K. -Q: What is the line item we feel most comfortable with? Mike: Most everything - NOT confident with payroll. Q: What about roads? How confident? A:Based on this year \$18K plus \$6K for storm drains, not confident it won't go over \$30K. Q: Is there a line item for contingencies; are you building in contingencies in each line item? A: Budget shows what the Board has identified as expenses for next year. No contingency built in, deep savings - is our "contingency fund".

MaryAnne- refers to unexpected clubhouse events- air condition example -Clubhouse expenses went up dramatically - were needed and did result in capital improvements.

Member Albert H. -we need to replace the roof on building - A: this will be discussed.

Mike continues- 2nd to last pg

Admin exp - \$21,750. Raised a bit - usually fall under budget

Insurance - 10% increase estimated - \$56,500

Property taxes - 5% inc in costs estimated- \$35,000

Anticipated Expense - not seen before on the budget - quotes were obtained for estimates

- Clubhouse parking lot -\$80,000- biggest complaint received
- Roof-\$50K
- Bathroom- heat repairs, others- \$40K
- Dumpster area rebuild -\$25K. Town warns we will be fined if not addressed
- Our meetings are a great place to learn about pertinent information and the budget, as well as discuss any concerns or questions you might have.
- Friendship guide rail - \$12K. Needs replacement- also, the fence is constantly compromised and Iron fence needed - \$36K.
- Fence at Broadway \$48K
- All anticipated expenses- \$318K. If we do work all next year -we will have a NET loss - \$313,840
- \$249K to operate the association - before anything else. This has risen over the last two years; Inflation has affected us -therefore we needed to raise Dues. Dues were last raised in 2015. \$100 - big jump, but it was needed - if not done, we would not have been financially successful. A \$30 modest increase considering 6-7 years since raise. We raised keys, tags, incidentals -also needed. Board should've done better and increased maybe over years. We needed to prepare better during the last 5 years.
- Budget process started in Sept. Mike proposed 4 diff budgets to the Board- Board approved this one presented.

Discussion: Chris Bauer (Mem #?) - Commended this is a "modest increase in fees," and asked why not more than \$30? MarAnne A: The risk is losing members. We had to balance what is willing to be accepted by membership and still bring in more money. Chris: One of the jobs of the Board is to establish the value of membership -he comments if you invest time and energy to get message out about the VALUE of the beach -it would be a lot easier to get more bang for your buck. \$30 is not going to get it done. However, this is unaffordable for certain people. Member told a story about working for a bank and how he ran a holiday party to make a point that once you establish the value of the beach, people find a way to come up with the money. 13 Board members debated about the raise and voted.

Member - Christine (Mem #?) commented if they cared they would join the association. We need to get new people to join.

Charlie - compliments Board again - \$1 a day raise - nice raise. He then refers to the 10 items in blue on the last page of the budget -and recommends the Board should do 1 or 2 a year, and plan for the rest, etc.

Christine- comments membership is well worth the increase.

Nice presentation to see scope of expense - details - MaryAnne adds that splitting memberships - devalues them - but we can't identify when it occurs, and this is loss of revenue. Also people who live on Soundview - don't pay into anything - we do all this maintenance on the road. Many households on Soundview and point breeze are members. - but are not contributing.

Christine - fence proposal discussed - when will construction start - need date from TOWN -will be in the spring. Wants to get in touch with SASHA?

Member - Connie I. (Mem# 83) - Q: 1. Soundview drive - why can't we send letter to households. - i.e. "Courtesy of NSBPOA- here's what expenses are to maintain the road; your membership will mean a lot". MaryAnne- we have tried this in the past: requested donations, marketing letter, etc., and agrees targeting these homes is important.

Q: 2. Which expenses are prioritized next year? A: It is not yet decided- Member recommends parking lot priority.

Member Thomas S. (Mem# 199)- Q: if a household is on a private road and not a member - why can't we impose a fee for that - for snow removal, etc. Other private roads pay for these services - suggests we can incentivize people to join instead of paying a fee, pay membership. A: We are not allowed to legally impose fees as a POA. An HOA can implement those things. In 1928 we were established as POA not HOA -anticipated it would become a village/municipality - never happened. Notes TOWN picks up the garbage.

Member- Nick L. - We repaired Soundview in July - all of it - One person complained the entire day that we were repairing and was not a member.

Secretary Report

Christina L. Alcee

- Introduction as interim Secretary;
- 2023 Meeting dates shared: 3/26, 5/21, 6/18, 7/16, 8/27, 9/24, 11/19.
- Requested contributions to December 2022 Newsletter.

A voting quorum is present at 10:30AM with further proprietary member arrivals, bringing count to 27..

Motion #1: by MaryAnne Reznek, seconded by Christina Alcee, "Motion to accept the minutes from the September General Membership Meeting on 9/25/22". All in favor (27). None opposed. **Motion passes**

Beach Report

- Winter season is coming; bathrooms winterized; requests members alert the Board of any vandalism during the off season.
- Nimbus stairs - discussed under Roads report.

Membership Report

Laurie Morrow & Sandy Hooker

- Early Bird- 53 memberships so far
- 2023 - Mail out remains the same process
- Members can reach out to Membership email with questions/issues

Activities Report

Mike Gorton, Jr.

- Progress

Clubhouse Report

Kevin Cleary

- One party booked every weekend through end of year; already booking 2023
- Improvements- We are looking at needs: outside, bathrooms, roof repairs
- Job advertisement for one additional custodian is out - Members can email Membership with any referrals - Work includes weekends and evenings.

- Member Constance Iervolino #83- Historical society had annual tea party on 10/30 - Wonderful time-good feedback. Positive comments from attendees who have never been to Clubhouse.

Security Report

Michael Gorton, Jr.

- Nothing additional to report

Bylaws Committee Report

Al Hanson- Member

- Committee has met a few more times- working on revisions - going back and forth with the Board for approval.

Beautification Committee Report

Gene Stith

- Progress - winter - looking for ideas and new Spring /summer projects -

Nominating Committee

Not active

- Member 188: Albert Hansen- Questions if this will be a Standing committee. A:Mike - Yes, it can meet a few times during the year to look out for/scout candidates. Bob planned to appoint someone in May.
- Member 83: Constance Iervolino- Comments we should start earlier and appoint a committee in March. Board will consider it.

Roads Committee Report

Steve Rosario

- A Huge drain was put in last week at Nimbus - it should take in water well
 - An estimate for another drain at Pt Breeze and Soundview should be in this week (2 new ones added, needs a third).
 - Rain Garden by Hallock is a mess -getting pricing to do some repairs/ 12-13 yards of stone needed (approx \$1200); then we need manpower to repair- it's a dangerous condition and needs the repair
 - Need new guardrail at Friendship -3 cars hit the pole - one sustained \$8700 in damage - we were not sued; Friendship Fence is also needed - kids are jumping over temp fencing
 - Big Road issues - talking to the TOB about Soundview drive - some storm drains in 60-70s Town put them in - they didn't give us a tough time back then- now they are
 - Evidence that the Town made prior road repairs/uses the road: 6-7" of depth of asphalt to Soundview drive shows the Town paved it at some point. We want to sit down with Town (Daniel?) to see what the Town can do. Possibly turn roads over to them for maintenance/control. We need Jane B. on our side to get Dan together for a meeting - Big objective to have mtg with Dant. Comments this road will bankrupt the association.
 - Nimbus stairs needs repairs- Nick L advises 6 pilings needed with 2x4s to secure stairs. Work may be done next Saturday. \$500 costs labor - lumbar will cost more.
- Member-199- Thomas: Notes he comes to sporadic meetings. Q: Does NSBPOA want to give the road to the Town. A: MaryAnne advises, yes, but we've spoken to the TOWN several times- they do not want the road. Member advises he was under the impression the Board did not want the TOWN to take over the road. MaryAnne explained the board used to feel that way, wanting control to the road that accesses our beach. Member noted he does not agree with that thought. TOWN should fix this road. Advised we talked to lawyers over the last few years - and it goes nowhere. He said homeowners needed to get involved and contribute- this should be part of the conversation. He said since 2004- no one wants to deal with the Beach assoc.

Mike said - 5 years ago -there was a big discussion about Soundview and giving it back to the town - there was a split in the room at the time. We gave some roads back over the years, but the Board did not want to give Soundview back. We do not have a good working relationship with TOB - looking for a happy medium and work together. These discussions don't happen w/o lawyers. MaryAnne: only recourse is to put barriers- closure points. Town drives garbage trucks on the roads; SCWA pipes are under soundview; telephone poles on property; a lot TOWN is on the road. The point is we need the meeting/but may have to hire an attorney to help argue the TOB should take over Soundview.. Member says- does not agree with "never" always possible if homeowners were "in the know" we may get a different response. They will have peace of mind if it was a TOWN road.

Jane Bonner is a member of NSBPOA now - relationship is improving with Jane and the TOB. We can call her with issues now. Now is the time to meet with Dan Lscargage(spell?).

Financial Review Committee Report

Mike Gorton, Jr.

Progress- almost done with framework for committee

Technology Committee Report

Mike Gorton, Jr.

Progress- trying to form

Old Business

Member Christine - Questions if TOB will meet with us in January. Mary Anne- we emailed to request a meeting; depends what is on their docket. We will continue to reach out to narrow down a date. The pipe and fencing coming down needs repairs now- we can't right now b/c permit is not closed out yet - TOWNs temporary fencing - they have plans - just need the date.

Q: Will they build up the west side or leave the way it is - Member wants us to get involved in conversations about what is needed. MaryAnne advised repairs needed are analyzed by engineers - ordered by the DEC. It's out of our hands. Member: There will be a meeting, our voice should be heard.

DEC will not close out permit w/o proper repair. Member describes what repairs are needed by the Town and wants us to be involved in the repairs.

Member Christine - Questioned what was wrong with the Clubhouse parking lot. Mike advises it's not paved, stones wearing out/washing off, storm drains needed.

Member Charlie - Advises of road project at Culross and Hallock - Asks if the board is familiar with the repairs being made by the Town and feels it's important to be involved as it will affect us. Mike advises the details of the project are not known and that the Town will not share/provide us with details.

New business

None

Good and Welfare

- Mike advised the group that member Christine Reinfeld passed away. She and her mother were longtime members. Her mom died earlier this year. Keep them in your prayers.
- The son of Rob Pattinson, who puts on our Beach Acoustic Summer concerts, was tragically killed. Keep the family in your prayers.

Next Meeting Date

- March 26, 2023 9:30 AM at the Clubhouse

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Meeting Adjournment

Motion #2: Motion to adjourn the meeting made by member Nick L, seconded by Mary Anne Resnek. All in favor (27 ayes). None opposed.. **Motion Passes**

End time: 11:12 AM

Minutes by Secretary, Christina Alcee