

NSBPOA General Meeting Minutes

August 28, 2022

Start time: 9: 35 AM

Pledge of Allegiance

Quorum Present: 25 - 28

Roll Call

Present: Bob Leonard, MaryAnne Metzack, Anthony DiGuglielmo, Laurie Morrow, James Weber, Kevin Cleary, Gina Stacknick, Mike Gorton, Sandy Hooker

Absent Excused: Gene Stith

Approval of Minutes from 7/31/22 General Membership meeting:

Motion #1: by, Laurie Morrow, seconded by Nick Lomangino, "Motion to accept the minutes from the General Membership Meeting on 7/31/22".

Motion PASSES

President Report

Bob Leonard

The shower at Broadway is completed.

Vice President

MaryAnne Metzack

- There are some issues with a home on Soundview which is currently being renovated. There is a drainage issue causing flooding and runoff on other properties. We did speak with the Town of Brookhaven. Jane Bonner is aware of the issue and is working on it.
- Member Devito #78: The house you are referring too was there for a long time before it was knocked down. There was always a retaining there, but now it's been knocked down. Will they be mandated to rebuild it?
- There is also another drainage issue with Clubhouse and Lincoln. Sand is filling up the drain. We are working on that, as well.
- Mike talks about the catch basins, as part of the defender system that the TOB is responsible for. The TOB will begin work again on Broadway after our season is complete. We don't know the exact date yet.

Treasurer Report

Michael Gorton, Jr.

Account Balances as of July 30, 2022:

Checking 8110: 77,721.62

Savings 8919: 20,007.25

Savings 9669: 87,534.01

Total BANK ACCOUNTS: 185,262.88

- If we decide to do the Early Bird membership again, we have always done it in the past, our budget will end higher.
- Items in red means we are under budget
- We are over for clubhouse expenses. We renovated the bar, as you can see, but it needed to be done.
- We are over for beach because we had to purchase a new truck.
- Insurance, administrative, and property tax categories are under budget.
- We are short \$117k. We are .hoping to make that up when the Early Bird is released.

Secretary Report

MaryAnne Metzack & Gina Stacknick

- Two of us are splitting the responsibilities of the secretary. We have been very busy!

Beach Report

Gina Stacknick

- Broadway shower is complete as Bob mentioned.
- Please remember to close the gates at all beaches and do not prop open the gates with rocks or garbage cans for others. Also, the lock at Friendship was fixed.
- Lifeguard chair has come in and in place at Friendship.
- Our staff is mostly gone right now. The majority of employees went back to college, and with the rest of employees going back to high school this upcoming week, we are in the single digits for employees.
- This coming week, you may not see any staff during the week.
- Solar lights are installed at all beaches. They look really nice at night.
- Member Devito asks if we can leave bathrooms open at night. We've had issues before with vandalism and destruction, and had to add double locks. Unfortunately, we cannot leave the bathrooms open or give members access with keys.
- We are working on opening a space towards the right side of the gate at the Hallock entrance to fit bikes and wheelchairs.
- Another option for bikes is the "rails to trails" path.

Membership Report

Sandy Hooker

- 729 members
- Did you like the parking hanging tag? Everyone says yes
- Diane Frattine: when does the EB start,
- Sandy says we have to meet but usually in November...we will send a save the date
- Anyone, even new members can do the EB
- Hopefully we can put a sign up somewhere
- Devito: Talking about the gully...question for Bob...can the fence guy put something like that there at the gully so people stop cutting the fence, at the end of Sycamore gate

- Bob says we can take a look at that
- By forest and ? is that a public access...mike says we control the lock on that gate

Activities Report

Michael Gorton, Jr.

- It's been a successful activity year...only had once cancellation with the concert.
- One more activity left with comedy night on sept 30th
- Art Show was a success...made over \$2000 with that, Connie and Ralph thank many people who helped
- Thank you Deanna, for doing field day and karaoke night...
- Next year, 95th anniversary surf and turf party, fundraiser for both the surf and turf
- We did something new with the signs this year...were bigger and held up to the weather.

Clubhouse Report

Kevin Cleary

- We are still waiting on the shelf behind the bar to be fabricated.
- Parties are booked every weekend for the rest of the year.
- Member Diane Frattine: Can we use the stoves?
- Yes, to heat up food, but not to cook. We do not have a permit to cook.
- The cost of parties and weddings are discussed. Heat and A/C are available all year.
- For weddings, there are packages, with a bridal suite as an optional add-on.
- Member Kabelac: Is there a cost differential for the day of week? Yes, but only a nominal amount less, around \$100. We also have a business rate and some rent out the clubhouse for trainings, professional development etc.

Security Report

Mike Gorton

- As of right now, we haven't had issues. Mike will confirm with Jared, as he has been out of town.

ByLaws Committee Report

- Progress

Beautification Committee Report

Gene Stith

- Bob shares that member Kathy Weber, provided all the flower pots at the beaches.

Nominating Committee

Connie Iervolino

- Thank you to the committee: MaryAnne, Michael Gorton, Jr., Michael Gorton, Sr., and Michele Sullivan
- We received 137 ballots.
- Three positions were clear, and the 4th position is not. We have to check the mail for any remaining absentee ballots, as the post date was Friday.

- On this upcoming Wednesday, an email will be sent out:
- As of right now, our definite board members are: Kevin Cleary, Sandy Hooker, and Christina Alcee.

Motion #2: by Michael Gorton, seconded by Maureen O’Keefe, “Motion to accept the results of the vote for the first three positions of the board”.

Motion passes

- Thank you to Mike Gorton who did a lot of work in the background to ensure a smooth voting process and to vet proprietary members.
- We sent out the absentee ballots to save money, however, the postmark date was incorrect. That’s why we are unable to have a final tally.
- Don’t unsubscribe from the voting email platform. One member did, and we have to contact them because they can’t receive anymore emails from us for voting now.

Roads Committee

Nick Lomangino

- We just finished Point breeze yesterday. It was a mess. The crew worked for four hours. It’s as best as it can be right now. Soundview drive is in good shape though.
- We got estimates for drainage rings for Soundview and Nimbus.
- We looked at the gazebo. It is not in good shape. It’s a reposed bluff and it will be expensive to move back. It’s cemented into the ground. Another issue that comes along when people decide to do things like this, is that, when there’s an issue, the association is responsible for paying for it.
- Member Marlene Griffin says it just wasn’t put there, and they did get permission to construct that at the time. They just didn’t put it up.
- Nick says that he knows that, but now it’s a responsibility of the association to pay for it.
- Member Larry Griffin: There is actually more damage because it was built to last forever. It’s really going to have to be looked at.
- Member Devito inquires if the DEC will allow plantings. We say yes, but not anything else. We need permits for that.
- Member Rosario #104: My wife is Cornell master gardener. One of the most important things to remember is that we have so many invasive species right now. Always be careful, talk to an expert, as they know what plantings should go on the bluff or even in the yard.
- MaryAnne says she can send out the contact info from the civic presentation on erosion. The organization can help you with your own properties.

Financial Review Committee

Michael Gorton, Jr.

- Progress, still working on the framework of this committee

Technology Committee

- Progress

Old Business

- nothing

New Business

- nothing

Good and Welfare

- MaryAnne joined a moms groups and she hosted a small picnic at Broadway Beach. They made a \$100 donation to us, and hopefully we gained some new members.

Next General Meeting

- September 25th,2022 (budget meeting)

Motion to Adjourn

Motion #43 by Maurenn O'Keefe, seconded by Tom Maniscalco, "Motion to adjourn this meeting".

Motion PASSES

End time : 10:40 AM