



# Minutes of the North Shore Beach Property Owners Association Special Finance Meeting – July 29, 2024

---

Jul 29, 2024 | 📅 NSBPOA Special Financial Meeting

Attendees: Sean Ogonowski Gina Carpenter Mike Gorton, Jr. Robin Page Bob Leonard  
Sandy Hooker Carol Jarski Laurie Morrow ROBERT LEONARD MaryAnne Metzak  
Vincent Cipolla Stephen Rosario  
Excused: Gene Stith James Weber

Meeting Called to order Monday, July 29, 2024 at 7:10 PM

## Notes

- Maryanne had a brief discussion on the layout of the meeting and what to expect
- Last year Net loss of \$106k with 700 members.
  - Majority of the loss was due to the Early Bird shift extended in the new year.
  - 650 Members - Did budget for 690 members
- Insurance Premium came in at \$130k
  - no Umbrella currently
  - Financed the payments at 9.97% insurance
- Clubhouse is a liability
  - Thoughts are about the possible lease of the clubhouse.
- We are here because we have to raise membership rate
  - We need to cover expenses and we need to build a reserve.
- We currently have 4 companies that are looking at different markets.
- Maryanne went over the donations and the “Save the Beach” campaign
- Discussed what was going to be the plans for the future.
- Need to figure out ways to save money
- Need ways to find ways to raise money with the talent of the community.
- MaryAnne read some emails that she received.
  - There was a theme of the fact that lowering dues might be the way to go. Be more inclusive.
  - Would need over 2000 members to reach a goal a budget of \$480,000
- Mike spoke of the premiums and the policies and the loss runs.
- Questions from the members regarding Not carrying insurance.
- Questions from members about the The policies and concessions and find out if we can raise the premium.
- Discussion on being self insured. Members say to drop insurance and take the \$120k and discuss using that as the reserve.
- Can we really not carry insurance, what would that mean?
- If we don't pay insurance, do we have to shut down?
- Do the individual members have any liability if we get sued?
- Can we raise the premium to \$50k will that help lower the premium rate?
- Maryanne continued with more emails.



## Minutes of the North Shore Beach Property Owners Association Special Finance Meeting – July 29, 2024

---

- Many emails asking for lower rates.
- Members inquired about volunteering and helping the association.
  - Create a list , a “honey do” list for members to tackle.
  - Could be inventive driven.
  - What can be done to make the Clubhouse more usable
  - Create a list of things that need to be done. What can we do — where?
- Question of a Special Assessment for dues. To offset the cost of a higher premium insurance coverage.
- Maryanne asked each table to break into a group and discuss the areas.
  - Beaches — Payroll is high, minimum wage is high.
    - Idea of volunteers
    - Staff was cut. Might be a \$15k savings.
- Membership —
  - Dues increase
- Activities
  - No Auxiliary; Need ideas and help
  - Minimal ideas as the committee is small
    - Volunteers
  - Possible split
    - Activities are fun events — Make a little and have fun
    - Fundraising and Grants — Team that will look into ways to raise money and more of it.
      - Grants — There may be some opportunities for it
  - Legacy fund — Set a policy to leave a memoriam to NSBPOA. Have your memory to live on after your gone
  - Can we create a 501c3 for donations
- Clubhouse
  - Rental fees.
    - Board decided to go members only.
      - Would generate more membership dollars.
        - Could we lose rental as
      - What if we just raised rates?
      - Selling or leasing the clubhouse? Is it the way to go.
        - Board is actively looking to lease the clubhouse.
      - Capital improvements are needed.
- Security
  - Payroll review
    - Cut down most of the extra security that we have had in the past.
    - Past issues required the need for security.



## Minutes of the North Shore Beach Property Owners Association Special Finance Meeting – July 29, 2024

---

- Roads
  - Biggest liability and expense as per law suits
  - Town will not take the roads — roads need to be up to code, too expensive.
  - They are a private road.
  - Use of sumps? Can we utilize more.
  - Liability on the town for the roads.
  - Can we sit down with the town to talk about the town.
  - There is not much left of soundview, what if more of it goes down.
- Technology
  - using technology to improve communication
  - What is the best way to communicate to get news to you.

MaryAnne discussed the break out sessions.

- Financial statements
- Budget
- Membership rates

Action items

- Bring to Bylaws for Insurance Non Coverage — Can we?
- What needs to be done to improve the Sump at Hallock? DEC?
- Following the survey — create a list of things that need to be done.
- What are other local associations doing — how have they handled this situation or other situations like ours.
- Previous years financials on the website.