



NSBPOA General Membership Meeting

Sunday, March 24

9:30 AM

NSBPOA Clubhouse

Sunday, March 24th, 2024

Called to Order: 9:41 am

Roll Call :

Present: MaryAnne Metzka, Mike Gorton, Jr., Bob Leonard, James Weber, Carol Jarski, Gina Carpenter, Sandy Hooker Virtual

Excused: Laurie Morrow Stephen Rosario Kevin Cleary (Laurie And Steve were attending via proxy)

Unexcused: Sean Ogonowski, Vin Cipola, Gene Stith

Quorum Present

Motion#1: "Motion to accept the minutes from the General Meeting in November, 2023 Motion made by Rich Kabelac; Gina Carpenter Seconded. Motion passes, all in favor

President Report - MaryAnne Metzka

- MaryAnne Discussed the storm Damage From January 10, 2024
 - Friendship Beach and Broadway Beach have been compromised.
 - Friendship Beach Remains Closed.
 - Broadway parking area is compromised, but access to the beach is open and accessible.
 - What has been done since, and discussed that we have been working on repair and when it will be completed with all parties. No date has been set yet, but are hopeful it will be before beach season.
- Roads have been compromised
 - Soundview Drive has been compromised east of Robin Road
 - Road has collapsed. Road has been closed between Robin Road and Yeoman Road.
 - Members who live by 196 Soundview discussed why there wasn't enough being done to address the roads and why repair has not been made.
 - Nick Lomangino - Member discussed what happened by him on Soundview drive between Lyre and Echo. He discussed the process it took and what it took financially. All the residents and members who lived on that block chipped in, some more than others, asked and received permission from NSB, but they, the residents, took care of the issue and collapse themselves.
 - Members discuss the runoff from 196 Soundview may have caused the problem of the runoff from that house.
 - Members discussing the cutting of the trees on the bluff in front of the property also caused damage.
 - Recommended fundraisers to support the project as one individual member is using personal finances to support the project..
 - Discussion on Bulkheading was had.
 - What can be done and what might be allowed
 - Discussion on what DEC is allowing and providing



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- Discussion on Private Roads was had. What they are and what it might mean for those who live on the private roads.
- NSBPOA was able to clean with drains with the help of member, Shasho Pole
- Mr. Pole has been instrumental in assisting NSBPOA since the road collapse and helping with the next steps.
- Members and the board thanked Mr. Pole

Vice President Report - Gina Carpenter

- Discussed the positives of the winter storm.
 - We may see some additional sand on the beaches.
- Encouraged discussion and all to come to meetings to find the accurate news and information that you need.
- Importance of transparency. The board is fully transparent.
- James Weber added that the board is volunteers, please keep that in mind.

Treasury Report

- MaryAnne discussed the resignation of Bob as treasurer
- Carol Jarski has been appointed by the board to complete the treasury term
- Carol was sworn in as Treasurer.
- MaryAnne asked Mike to give a report.



North Shore Beach Property Owners Assoc. Inc.

Statement of Financial Position

As of March 21, 2024

	TOTAL		
	AS OF MAR 21, 2024	AS OF MAR 21, 2023 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
72035 BANK ACCOUNTS			
72040 Chase - Checking 8110	148,182.89	187,810.29	(39,627.40)
72050 Chase - Savings 8919	20,010.39	20,008.40	1.99
72060 Chase - Savings 9669	87,547.73	87,539.07	8.66
Total 72035 BANK ACCOUNTS	255,741.01	295,357.76	(39,616.75)
PayPal Bank	11,447.65	3,231.35	8,216.30
Total Bank Accounts	\$267,188.66	\$298,589.11	\$ (31,400.45)

- Mike addressed the accounts and budget copies that were presented to membership.
 - He answered the questions from members
- Member from 196 Soundview Drive addressed membership and the impact of the damage in front of her property
 - She addressed ways that the association can invest the money and get more interest
 - Mike explained that the association gained almost \$2 of interest on almost \$100k
- Discussion on investing and interest rates and comparisons of a personal account vs a business account.
- MaryAnne asked people to get involved, possibly on the Finance committee.



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Secretary Report - Michael Gorton, Jr.

- discussed texting and that there were still some kinks, but this is a new and immediate way to get important communication out to members.
- discussed getting involved in various committees that the association has and if you want to see changes, get involved.
- addressed a common membership question; opening of the parking lot gates. This may be soon, but with Friendship Beach access closed and the compromised parking lot, we may have to keep those two closed sooner.

Beach Report - Gina Carpenter

- Discussed that the beaches are under surveillance
- Beach Parties are on hold due to access being compromised.
- Members addressed the Lock at Nimbus is broken. Board will review and fix.

Membership Report - Sandy Hooker & Laurie Morrow

- Sandy on the meeting virtually
- 513 Members currently for 2024
- 703 Members in 2023
- We have one First Time Member in attendance
- Sandy discussed postal issues.
- Sandy discussed how she processed membership and mail is still slow.
- Will look into alternatives in the future.

Activities Report - Michael Gorton, Jr.

- Paint Night was discussed - Profit of about \$700
- Southbound Concert was discussed July 19, 2024
- Comedy night was discussed - Sept 20, 2024
- Food truck Fridays possible fundraiser
- Hot Dog Cart days at the beach as well

Clubhouse Report - Kevin Cleary

- MaryAnne Gave the report
- Roof needs to be looked at more leaks with the recent rain storm
- Looking into a line of credit to help with funding of repairs.

Bylaws Committee Report - Al Hanson

- Al Hanson introduced the members of the committee
- Al addressed how the committee works
- Discussed what has been done and what needs to be done.

Security - Michael Gorton, Jr.

- Wifi Issues at all the beaches. Affecting the internet and cameras. Need to have a major Optimum install or reinstall
- Thanked John Hearn for all he does with Security



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Beautification Report - Gene Stith

- No formal report
- Members addressed the association; Would like to Rain Garden and Pollination Gardens. Member Charlie Bevington has expertise in such.

Nominating Committee Report -Vacant

- Member Connie Iverolino addressed the past chair of the nomination committee. She offered to chair and Maryanne Appointed. Members approved with applause. Members of the committee who served previously would like to continue; Nick Lomangino , Mike Gorton, Sr., Rich Kabelac. MaryAnne will appoint members from the board to serve.
- Al Hanson from bylaws discussed the new committee rules and how they work, based on the policy.

Roads Committee Report - Vacant

- MaryAnne Metzack Gave Report
- Nick added Friendship Fence was completed
- Mike mentioned the storm drains were cleaned
- Member Helen Grieco asked for some points regarding Xylo and Zebra
 - asked for a meeting date or a plan on meeting in the short term
- Member Johnson discussed the Hallock House Loan She talked about the loan and what was involved
 - She also suggested you sue the town regarding the road issue.

Technology committee-Vacant

In progress

Finance committee - Unappointed

- MaryAnne would like the committee to meet soon and she wants to participate in it.

Old Business

- MaryAnne discussed the Gazebo Shasho and MA have discussed

New Business

- Connie discussed the Hallock House and all the activities and benefits it brings to the community and the importance of the Hallock House.
- Vote on proposition to support the Hallock House. Vote yes on May 21, 2024

Good and Welfare

- Nothing Reported

Next Meeting Date

Our next General meeting date is 5/5/24.

Motion to close, Gina made the motion and Carol Jarski Seconded. All in favor.

Meeting adjourned at End time 11.35am