



# NSBPOA General Membership Meeting

## Sunday, June 16, 2024

### 9:30 AM

**Meeting Called to order: 9:45 AM**

**Pledge:**

**Roll Call:** Sean Ognowoski, Vin Cipolla, Steve Rosario, Gina Carpenter, MaryAnne Metzka, Laurie Morrow, Robin Page, James Weber, Bob Leonard

Absent excused: Mike Gorton, Jr. Gene Stith, Carol Jarski, Sandy Hooker

**Membership Quorum:** 37/36 Quorum is present

**Motion to Accept Minutes from May 5, 2024:** Made by Laurie Morrow, seconded by Steve Rosario...all in favor, motion passes unanimously.

**President Report:** MaryAnne Metzka

- Thank you for coming and Happy Father's Day!
- Storm Update: Friendship is completed and reopened on May 29th,
- Broadway should be open shortly, MaryAnne will touch base with Steve Tricarico, Town of Brookhaven Deputy Highway Superintendent, tomorrow to get status on Broadway.
- Bluff collapsed by Robin road has been stabilized, safe for the moment. projects to follow, private meeting with residents in that area, Progress is good

**Financial Status:**

- Budget was operating at minimal amount...if a large bill comes, something catastrophic, not a lot of wiggle room
- Unfortunately, our insurance carriers have dropped us. Trying to find new carrier. Many reasons for drop. 3 insurance claims with losses have hurt us. Recent \$500k loss and potential \$750k claim. We extended while we shopped around. Board Member Laurie Morrow is in insurance sales, she looked into it, and all quotes are coming back the same, losses are too great.
- Current insurance quote is for \$127k annually for liability. We cannot afford, it would hurt our cash flow. New carrier is Bridgeway, we put \$32k down, and financed at 10.2 % rate. Facing a payment of almost \$10,000 per month.
- 602 Helen Grieco: Traditionally, is there a history of trip and falls? MaryAnne says no, the one that just go paid out was years old, and this past one in the clubhouse just happened.
- The board is looking at ways to put us in a better situation.
- All capital projects that appear on the budget are on hold.
- Last year, net loss was \$105k, with enrollment of 705, with no investments, mostly operating loss.



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- We currently have 609 members. The projected amount we used for budget was 690. We did see an uptick with Friendship opening back up, but not sure we will get 80 more memberships.
- With soundview dr...big risk and liability, a lot of areas that need care and repair, we do need to look at that, but not something we can afford to fix everywhere.
- Clubhouse – you would think it's a money making business but it is not, we are limited in what we can charge for rentals, we did some upgrades, but still need investments done to get the value out of it.
- We've spoken about leasing the clubhouse out, but Immediate things need to be done; HVAC, oil tank, within the next year, along with a parking lot and roof. Clubhouse is an asset that is costly
- Finance committee met this week and it was a sad realization with their analysis
- Projection of increasing \$200 per membership just covers insurance.
- When I attended the finance committee meeting, I had immediate solutions to help us out, some more revenue, wasn't a grand plan to fix things.
- Between membership and board and finance committee...we will have to have real meetings, in regard to what membership will look like, what members are willing to

Steve Rosario speaks:

- Insurance increases is what everyone is experiencing right now...even without trip and falls, our insurance would have doubled.
- We do have to face reality, staring at us right in the face, we will have to make some tough decisions, with support and patience, and ability to understand that there are some things we have to do, we get through the tough times
- In 30 years, I've only worked with one association that had to close. I believe that we can get through this.

MaryAnne: We've tried to be modest for our community and kept costs low. We cannot anymore.

Charlie Bevington 69: background in operations in school and finance; has self insurance been discussed?

- Laurie says if we were self-insured, we would have had to pay the \$400k out

Charlie says not for it one way or the other, just wanted to know if it was discussed and also says to look at separating the clubhouse and beach, where clubhouse will be it's own entity if we open it up as an LLC

- Steve says all options are on the table, nothing will be discounted

Tom maniscalco: you mentioned numbers, you didn't mention any that we discussed.

- MaryAnne explains that we didn't meet as a board yet, but things will go up drastically,



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- Mike Gorton, Sr. suggested budgeting now for next year.

Rich Kabelac addressed membership, Chair of the Finance Committee. One thing to emphasize, immediate thing we are looking at what now is an expense item, it's revenue that we also need to look at, we have not been charging what we should be, it comes down to value, how much do we value this organization. Everyone here needs to do what they can to increase membership. As a banker, should budget on membership loss

Steve Rosario: i agree with revenue, but incumbent on the board, we need to prioritize what we need and want...otherwise we will be in the same position

625 Anzalone-Rapp: Merchandise, should set up a table. Says to do mailings.

- MaryAnne says the missing link is volunteerism

Helen Grieco 602: Idea of breaking up entities is smart. Possible lower cost and liabilities. You have a sense of general cost, add the insurance to that, what is that number? MaryAnne says well over \$400k, most associations cannot survive on membership alone. Helen brings up grants, MaryAnne says the board cannot do it alone, need help.

John Hearn 16: We have to find a way to raise income, need more people to think about how to bring money in here,

James Weber: urged members to get involved and run for the board

Rich Kabelac: Answering the question about what is needed to cover cost: factor in increased cost of insurance, total expense based for this year little over \$450k budget to meet.

- Tom Maniscalco 116: to add to Rich...gravity of the situation is important

Diane Frattine 375?: Can you clarify what properties we own?

- MaryAnne: Total of 9 properties. One for each beach. Friendship has east and west side. Clubhouse, Broadway upper lot. Small lot on Soundview and Point Breeze (Clarified after meeting for the record)
- Frattine: will that part of soundview re-open, MaryAnne says no. Can we reach out to our local council people? Maryanne says we have a nice rapport with Jane Bonner, but it's a good idea to reach out and let them know the need we have and what support they can give us

Rich: most properties we have are not buildable, ask yourself if you'd want to buy it, even if we sell, not going to get a large amount of money



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John Hearn: How would you capitalize on? MaryAnne says for example I can let me daughter run free, I will value that

Steve: we do have to move on, we have an agenda to go through, there is a lot of good information here

MaryAnne, board meets this week, we will be discussing...Mike is also adding a donation button on the website

Rapp-Anzalone: suggests putting out flyers in mailboxes.

**Vice President:** Gina Carpenter

- Nothing in particular...will speak to a few items in Beach Report

**Treasurer Report:** MaryAnne reads for Carol Jarski

	AS OF JUN 12, 2024	AS OF JUN 12, 2023 (PY)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
72035 BANK ACCOUNTS			
72040 Chase - Checking 8110	135,903.84	182,128.86	-46,225.02
72050 Chase - Savings 8919	20,010.89	20,008.90	1.99
72060 Chase - Savings 9669	87,549.91	87,541.24	8.67
<b>Total 72035 BANK ACCOUNTS</b>	<b>243,464.64</b>	<b>289,679.00</b>	<b>-46,214.36</b>
PayPal Bank	32,075.08	11,822.35	20,252.73
<b>Total Bank Accounts</b>	<b>\$275,539.72</b>	<b>\$301,501.35</b>	<b>\$ -25,961.63</b>

**Secretary Report:** MaryAnne for Mike Gorton, Jr.

- A Newsletter was sent out! Apologies if you received it twice, went out to both 2023-24 lists accidentally.
- Helen Grieco: suggests a note going out to membership if they'd like to augment membership, doesn't hurt to ask
- When sending emails, please put a signature on emails
- Beach closures

**Beach Report:** Gina Carpenter

- Put in report
- Fusco: asks to help, Traflet too, Fusco ask about Juneteenth bathroom openings, and then how to get guest fees with no staff
- Steve speaks to safety with watercraft
  - Staff officer with Coast Guard Auxiliary
  - He can inspect kayaks, or paddle craft, paddleboards
  - 29% reported to USCG people had died, reads some more statistics



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- Happening with 6-10 feet within the shoreline
- We will have signage about wearing life jacket, some feel it's unnecessary
- Right now water is 62 degrees, hypothermia can kick in. First stage is cold shock, second is swim failure, muscles fatigue quickly, then third phase is hypothermia
- This is a safety issue and can affect our insurance

#### **Membership:** Robin reads for Membership

- 609 members 457 early birds, new? And veterans and first responders
- MA says hopefully we will get an uptick with Broadway reopening

#### **Activities:** MaryAnne reads for Mike Gorton

- Southbound is playing at our clubhouse on July 19th. They are going to be doing a concert with country line dancing, Lomanginos is donating cost of the band, should be a great fundraiser
- Field Day is August 17
- Comedy Night is September 20
- Another proposal for November: The resurrection of Screamin Jay Hawkins Band concert.
- Mike has been working on Food Truck Fridays, connected with a food truck broker. We will get a percentage of sales back
- Member Lucille Devito proposed a fundraiser for a watercolor painting night in the fall
- Tom Maniscalco: asks about if we are having an Art Show

#### **Clubhouse Report:** MaryAnne give report

- Projected to profit \$100k, but our expenses are usually around \$80k.
- We are requiring event insurance for the last few months, and have confirmed with Joan that that is happening
- We do have quite a few capital projects that need to be done, it can make money but some of these have to be looked at.

#### **Security:** Sean Ognowoski

- We have a TOB guard working Thursday to Sunday at Hallock...I do take interest in that because it is helpful for us as well.
- Our security will be back soon with set shifts
- Recently, some youths were sitting on top of the roof of the bath houses at Beech Road.
- We know the speaker can be annoying at times, but we were able to reach these kids with the cameras and speaker, definitely have been helpful and been able to deter trespassers.



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#### **ByLaws:** Al Hanson, Chairperson

- We have some policies and procedures that have been submitted to the board. We are waiting for them to review and approve. MA adds, some have to do rental properties, etc.

#### **Beautification:** Gene Stith

- MaryAnne Reads for Gene
- Gene had to cancel the last meeting. We will probably be sending some emails out for meetings at different locations for the summer. Charlie had some focuses we wanted to meet about.

#### **Nomination committee** Connie Iervolino, chairperson

- Three openings on the board...only one person had put forth their candidacy. If you'd like to be a candidate...submit your tax bill and biography. I'd like to introduce our committee members, we have 3 board members and members, this year we have Mike Gorton, Steve Rosario, and Gina Carpenter. From membership, we have Mike Gorton Sr., Rich Kabelac, Christine Esposito, and Nick Lomangino, and myself. You can speak with any one of us.

#### **Roads** Maryanne Address membership

- Have a vacancy with the chairperson for this. We do have a lot of areas to be looked at. Shasho has helped with us and did a lot of work already.

#### **Financial Committee** MaryAnne addresses

- Rich Kabelac is our chair, thank you, you need someone who is not afraid to have the hard discussions and ask difficult questions. It was a tough meeting. We spoke already, we are not going to speak anymore today on this.

#### **Technology Committee** MaryAnne Addressed the membership

- Nick Colonna, member and local realtor, is going to make us a video for NSB. He has accepted the chairperson position.

#### **Old Business**

Suzanne Johnson: Historial society; thank you to those who voted yes for the referendum. We feel your pain with funding, we are trying to keep a 300 year old building intact, and we are having our fundraiser here in September.

Member Anzalone-Rapp: Asks to clarify about the Sycamore Road discussion last meeting. MaryAnne explains a member brought it up, it's not a sanctioned access point. Member Anzalone says it's been an issue with the gate.



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Member Joe Neubauer: questions what happened to the flag pole that was installed years ago.

#### **New Business:**

Good and Welfare:

Member Charlie Bevington 69: Wednesday, June 19th, fundraiser for Mt. Sinai Rotary Club

**Motion to Adjourn:** Motion to adjourn this meeting by Bob Leonard, seconded by Robin Page, all in favor, motion passes.

11:18 Meeting adjourned.

Minutes recorded by Gina Carpenter, Vice President

Edited by Mike Gorton, Jr, secretary.