

NSBPOA General Meeting Minutes

May 22, 2022

Start time: 9:35 AM

***No quorum (only 20 proprietary members, 22 members total)**

Pledge of Allegiance

Led by Gene Stith

Roll Call

Present: Michael Gorton, Mike Voigt, Gina Stacknick, MaryAnne Metzka, Bob Leonard, Gene Stith, Anthony DiGuglielmo, Kevin Cleary, James Weber

Absent excused: Sandy Hooker, Laurie Morrow, Thomas Buttacavoli

Approval of Minutes

No quorum present, we will have to vote on the March 2022 General Meeting Minutes at our next General Meeting in June.

President Report

Bob Leonard

- Broadway recently had some reconstruction done on the platform leading to the stairs
- The Town of Brookhaven (TOB) filled in some sinkholes that had formed.
- They will let us continue having Broadway Beach open through the summer, and we will be allowed to make repairs to our fencing.

Vice President

MaryAnne Metzka

- If you see something, say something, a lot of eyes are better than one set of eyes.
- We recently repaired the fencing at Friendship Beach which had been vandalized.
- Broadway Beach wasn't able to be fully repaired at this time, but we have a plan, and have discussed what we'd like to do. We will be getting estimates for iron style fencing like we have at Friendship.
- Since the permit is not closed out yet at Broadway, Bob has coordinated with the TOB to allow us to put up the fencing without waiting for them to finish their work.

Treasurer Report

Mike Gorton

Status of Bank accounts:

Checking 8110: \$205, 108.53
(Regular) Savings 8919: \$20,006.76
(Deep) Savings 9669: \$ 87,531.85
Total: \$314, 647.17

- There have been a number of glitches when funds are transferred in QuickBooks.
- Deductions are not always done correctly. I'm working with our accountant to fix that issue
- The total you see is what is in the checking account on the day of.

Moving over to the budget:

- Discusses being under budget for dues. Our estimate was for fewer people taking advantage of early bird membership.
- Security is starting up, employment has not started yet.
- Still waiting for the workers comp policy to come through. Once we have payroll started, we will see that noted.
- Taxes and insurance are both paid up.
- We will need to purchase a new truck for the beach staff.
- We may have to free up some funds for road repairs.
- We are only under budget by about \$18,000.
- We do need to spend some money to maintain our non-profit status.

Secretary

No report

Beach Report

Gina Stacknick

- We do have a good amount of returning employees from last season, which is nice. They are familiar with the job responsibilities and culture of the beach community.
- Once we solidify who will be returning, we can begin to review new applicants.
- We did order an additional chair and buoys for Friendship this year.
- We will be hosting a safety watercraft clinic led by Steve Rosario. Look for an email towards the end of June/beginning of July for the date and time

Member Jason Ford #743: Asks if the clinic will include paddleboard safety tips as well. Yes it will. Jason also asks about closures due to water quality. It is explained that the Suffolk County DOH comes three times per week to take a water sample. We are notified with the result of open, advisory, or closure. This is designated by colored flags on the beach, along with a link to water quality status on our website.

- We are actively planning and discussing kayaks. We are aiming to have them installed, numbered, and have the reservation system up a week earlier than usual. Don't hold us to it, but we are trying to do that for everyone. You do not have to email to inquire, an email to membership will be sent out with all of the details and this information will also be posted on social media.

Membership

Maryanne Metzack reports for Sandy Hooker and Laurie Morrow

- Both Sandy and Laurie had family obligations. In addition, Sandy is still in Florida, so they asked if their report could be read, and wished they could attend the meeting.
- We have a total of 630 members as of today.
- Out of that 630, we have 440 early bird memberships and 47 first time members.

Member Connie Iervolino #83: We have so many people buying homes right now. Is it possible to have extra applications somewhere? So we can hand them out?

It's expressed that we are trying to stay away from paper applications. Also, Sandy does look at new homebuyers and does contact them to make them aware of new member rates.

Gina suggests posting a QR code to link to the application on a flyer or display on the board at the beach.

Activities

Michael Gorton

- The Clubhouse is booked almost every weekend, which doesn't leave much room for us to plan activities here.
- We don't have too many things planned. We do have our summer series concerts set up with member Rob Patterson playing and Comedy Night.
- Rob will be playing on Wednesday evenings, rotating at all three beaches from July to August. We will post the dates and locations on our website.
- Comedy night will be September 30th.
- If you have an idea for an activity, let the board know. We can assist with help and/or seed money.

Member Jason Ford asks if field day will be held again. Mike says yes, but the date is TBD.

Clubhouse

Kevin Cleary and Mike Voigt

Kevin:

- The bar area is being renovated, with a new countertop, ice maker, sink, etc.
- The Clubhouse will be closed for renovations for about a week.
- We will be hiring a new custodian shortly.

Member Connie Iervolino:

In talking about renovations, and money needing to be spent, how about the parking lot?

MaryAnne and Michael G: It is at the top of our list. It can be a little cheaper when we have more to pave. Prior to Covid, we did have some estimates. It was going to cost around \$80k. The company that gave us the estimate is no longer in business. In addition, we have to wait for the SCWA to complete their work on our property now.

SECURITY

Michael Gorton

- Jared is back on as our security manager, and has hired some gentlemen to assist him with security at night, along with patrolling.
- We will be installing cameras soon.

Member John Hearn: There's an Airbnb on 104 Ridge Road. The owner keeps telling people they can park in our designated parking spaces.

- MaryAnne says we are going to discuss this at our next board meeting because a lot of Airbnb issues are going on, with weird interactions.
- MaryAnne suggests sending an email out reminding about parking locations
- It's sent initially in the membership packet, as well.
- Reminder to hang the parking tag anywhere on NSB roads or lots for everyone's safety

Member Christine Rehfeldt #41: Is security on now? Neighbors bought wood for the gazebo and left it there. Kids are now throwing it over the bluff.

Bylaws Committee

Michael Gorton

At the last meeting, the board wanted an amendment for the last policy voted on in regard to allowing virtual meetings in conjunction with in-person meetings.

We had received feedback from membership that this was too restrictive, and asked that the board be allowed to have more flexibility with that.

Mike reads the amended portion:

Article 8: Association meetings Section 1, 1A

- The amendment would allow the board to have a virtual meeting if need be, but there has to be a reason as to why, or stipulation behind it.
- We had to do it during the pandemic and are trying to get out of that now, as we feel more business can be conducted in person. In addition, members have the opportunity to come and ask questions
- We have members in the winter months living other places besides Rocky Point, so virtual meetings allow for them to attend.

Member Tom Maniscalco #116 asks why we are still doing virtual meetings and feels the meetings should be in person

Mike agrees with him, but explains that, during the pandemic, it was necessary, etc.

Tom asks if it was only because of one person. Mike explains that it was a number of people.

Member Jason Ford #743: suggests that for every meeting, a google meet link and laptop be set up, and members could join if they wanted to encourage more people to attend.

- Mike says we did discuss doing that. It would be considered a hybrid meeting. It's very difficult, and we have done it in the past.
- MaryAnne says the technology committee is being formed and looking at that, but we are not there yet.
- Bob personally feels that in-person meetings are much better, however when people do go away in the winter months, hybrid meetings give them a chance to still be a part of the meeting.
- He would expect members to join us in person, if they are in Rocky Point. A face to face conversation with people allows members to meet the board, and each other.
- This did take a long time to get to this compromise. Unfortunately, we can't vote on this today as we do not have a quorum.
- Mike adds that it's also difficult to verify quorum with proprietary members, as there are people who own their own house, but are not within NSB boundaries.

Member Steve Rosario 104: The reason why we are doing this, going over the bylaws that is, is because we are adapting to or acknowledging certain circumstances, and trying to stay ahead of the ball. It allows for decisions to be made at that time, and not have to say that our bylaws don't allow this, what do we do now? This is why we are constantly updating the bylaws

Beautification Committee

Gene Stith

- We just formed this committee. There is a sign-up sheet here if anyone would like to join. I'd like to do some plantings at the beaches. We do have a budget which is nice!
- Gina adds that members had asked about other ideas such as decorating the bathrooms, and asks if that would also fall under the umbrella of the beautification committee. Gene says yes.
- **Member Jason Ford #743:** Does the beautification committee include paintings and beach clean-ups? I have three boys that would love to help! Gene says yes.

Nominating Committee

Bob Leonard

- We will have four open board positions on the slate for the election in August. Board position terms are up for Sandy Hooker, Mike Voigt, and Kevin Cleary
- According to our bylaws, we need 2 board members to sit on the Nominating Committee, and the rest can be made up from the general membership.
- Mike Gorton and MaryAnne Metzack volunteer, along with members Michael Gorton, Sr., Connie Iervolino, and Tom Maniscalco.

Member Jason Ford #743: Asks, if, to be on a committee or to run a committee, do you have to be a proprietary member? Board says yes, for the nominating committee, but not all committees.

- Bob explains the responsibilities of the nominating committee i.e. reviewing nominee applicants, confirming ownership of property in North Shore Beach, interviewing them, etc.
- We do accept nominations from the floor in July, but no more nominations will be accepted after this.

Road Committee

Nick Lomangino

- Members of this committee are Mike Gorton, Frank Asselta, Steve Rosario, and myself.
- Soundview Drive is what we are really talking about. It is not in good shape.
- It is both an asset and a liability. It's very bad.
We met once already in regard to flooding in certain areas.

- We also want to look at the highway use law, as Soundview Drive is a private road, but is used by the public. ex./ buses, sanitation, delivery trucks, etc.
- Maybe we can look at other options to repair the road.
- Bob asks if we can put pressure on the town, pointing out that garbage trucks and buses use our roads.
- Steve is researching highway laws to see how we can use it to our advantage.
- Squatter laws allow people rights to use property over time. We want to see if we have a case from a legal basis with our roads.
- Anthony D. questions if the squatter rights concept could work against us.
- James Weber adds that traffic has increased over the decades he has lived here. Some can claim that we have been negligent in maintaining the roads.
- MaryAnne says we met with an attorney a few years ago. We can separate Soundview Drive, but we'd have to put up barriers.
- Steve says maybe the school district would also have an interest, because if the use of NSB private roads were to be taken away, kids wouldn't be able to get to and from school.

Financial Review

Michael Gorton

- This committee has not been formed yet, but we do have some interest from people to join.
- We are working on the P and P policy for this. to make sure that we are doing things correctly.
- This committee will be responsible for looking at the treasury of the association and reviewing everything, like a checks and balances system.

Technology Committee

Gina Stacknick

We have not met yet, so unfortunately, I don't have anything to report.

Old business

Nothing to report

New business

- ***Member Christine Rehfeldt:*** Can we check out the chairs that were thrown over the bluff by the gazebo?
- ***Member Nick Lomangino:*** On the corner of Lyre and Soundview, my neighbors and I had to fix the area years back. The DEC made us plant trees and fix the run off. The total project cost \$250k. The remaining part cost \$25k. The residents on Soundview Drive paid for that.

Recently, two members approached me, wanting to put a new deck where the old one had collapsed. The president, at that time, had put a concrete deck there, which collapsed with Hurricane Sandy.

These two members asked my permission to put a new deck. I told them it is NSBPOA property. I encouraged them to come to the meeting and speak to the board about this. In addition, the DEC and TOB would have to approve something like this, as it can damage the integrity of the bluff.

- **Member Connie Iervolino:** suggests we add this information, in regard to DEC and TOB approval for projects such as this in the next newsletter.
- **Member Jason Ford:** Many times the beach was closed due to a brown tide. How does that come about?
- Gina and Mike G. speak to the SCDOH water testing procedures. Most of the time it is due to dog feces.
- James W. speaks to dog owners not cleaning up after their pets.
- Jason asks about a member with a wolf, as he is concerned about this.
- Gina adds that there is a link on the website to check the water quality status. In addition, the beach staff displays the green, yellow, and red flags up by the lifeguard chairs to let you know the advisory category each day.

Good & Welfare

We made a donation to the RP Civic Association for plants to be displayed in town.

Next Meeting Date

June 19th, 2022

Motion to Adjourn

No motion due to no quorum

End time: 11:11 AM