

NSBPOA General Membership Meeting

Sunday, July 16, 2023

9:30 AM

Pledge of Allegiance

Roll Call:

Present: Bob Leonard, MaryAnne Metzke, Michael Gorton, Jr., Gina Carpenter, Kevin Cleary, Laurie Morrow, Sandy Hooker, Sean Ognowski, Christina Alcee, Gene Stith, Anthony DiGulielmo, James Weber

Quorum is Present: 25 Proprietary Members Present

Motion 1: Laurie moves to approve Minutes from our General Membership Meeting held 6/18/23, Mary Anne seconds. All in favor 25, none opposed. **Motion carries.**

President Report

Bob Leonard

- We had a wonderful gathering last night. We thank Mike Gorton for producing it and making it really work. Applause. Mike: We couldn't have done it without the entire committee. More to come.

Vice President Report

MaryAnne Metzke

- We rely on membership to give us feedback. We have gotten a lot of emails/calls re: what is going on, issues, broken fences, etc. It is very helpful to have input. Now that we gave out the Clubhouse phone number, people are using it and getting things done. Thank you.

Treasurer Report

Michael Gorton, Jr.

- Financial Presentation - As of July 12, 2023:

Account Balances:

Checking 8110:	\$151,547.55
Savings 8919:	\$20,009.06
Savings 9669:	\$87,541.95
Total:	\$259,098.56
PayPal Bank:	\$4,386.88

Total Bank Accounts: \$263,485.44 - Last year at this time we had \$246,462.86; surplus of \$17,022.58

- Page 3 of the Budget in packet- shows we reached our budget goal for membership and still have Early Bird to go. If an item is in red, not yet reached, in black we reached.
- We had some money come in from fundraising last night - not yet all deposited.
- Kayak contributions are reflected - from rentals. - We lowered the price this year to \$20 and lost a little money compared to last year.
- Air conditioner broke in Clubhouse and we had the compressor replaced - this was \$7K in expense not anticipated
- Payroll is not out yet - came out after he did report - so we just did our first payroll for the year for the beach staff. We are at a loss right now b/c of Air conditioner but still doing well with CH rentals and still will have more fundraising events and Earlybird helps push us over.

Net revenue is -\$313,840.00

Secretary Report

Christina Alcee

- Received reports of more unleashed dogs - reiterated rule that all dogs must be leashed on the beach

Report of committees:

Beach Report

Gina Carpenter

- Things are running smoothly; staff is doing well and doing a nice job. Good communication. Very happy with the staff
- Reminder when entering beach - members are listed in alphabetical order, so give name and not number - really, please give both. It helps staff locate you faster and easier.
- Leashing dog- reminder there are restricted hours for dogs on beach - 10-6 on weekends.
- We sold out 2nd kayak spaces - some are still empty - but all are rented- people just have not brought kayaks down. Discussed adding racks at Friendship beach and/or Broadway - we will try to build for next year. We hear your feedback and are working on providing.
- People live on Soundview are storing their kayaks on their own bulkheads; but everyone else needs to use the racks
- Member #99 - Q: Last time we spoke we talked about fires on the beach - is it reasonable to have fires? - should it be rethought and should we not have fires on the beach? - opens up negative things. Gina: when we have security it is monitored; otherwise we do require notice. Gina follows-up with emails re: fire safety and warning about ambers and putting out fires when we get an application in. A year or two ago we checked in with insurance company and it seems to be ok, no increased risk for beach fires; and people are following rules. MaryAnne: comments:- two fold - people will do even if we do not allow - people will seek and do wrong thing. This is a nice member benefit. Bob: We made it easy to go onto the website to fill out application and we know they are going on. We also have security at night and he will report anything out of the ordinary. Member: Just a thought.
- Tom #98 - he put in for kayak spot at 11:59 and was waiting - FB was gone immediately- wants to investigate larger and stronger racks than what we have. Bob: each rack holds 9 kayaks. The spots seem to go before we opened. Gina: we started with 3 racks and now we have 9. When we try to put up on Western end of beach, issues with weather/water, wash away.
- Member #173 - simple answer, increase the price - \$20 is too little - charge more so people will drop out and more spots available. MaryAnne: some people do rent b/c it is cheap and don't use the spot. Member: value added thing, raise price. Nice
- #77: his issue: is it already July 15th - and many empty spots, he counted 25 spots. Recommends that if you don't put kayak down at certain date, then lose your spot. Gina: we tried one year, it did not work out. Laurie - maybe the rule should be to bring down at a certain date. Bob: We also have snowbirds that use it while they are here and then it's empty. We have to accommodate everyone. Someone can only use it for a week here and there and don't keep it down the whole Summer. MaryAnne- we can consider doing the East FB rack next year.

Membership Report

Laurie Morrow/Sandy Hooker

- Currently, we have 689 memberships. No new members here today. 58 new members this year. No problems. no issues lately. Nick: how many did we have. last year at this time. Sandy: 738.
- Member #- Q: Comments the price for extra key is very high. 2nd key is \$50. He feels too high and inconvenient. Parking spaces are limited also. MaryAnne: the price is to discourage split membership.

Activities Report

Michael Gorton, Jr.

- Please check Facebook - he activated some new posters for Robb Paterson. We had to change dates. July 18th and July 26th at Beach Rd, and Aug 15th at Friendship.
- Field day is 8/5 - see FB.
- 8/11 Country line dancing - lessons - BYOB.
- 8/26 - annual comedy night tickets on sale on the website now. It is at 7:30PM; heroes from Tuscanny, BYOB.
- Member #? Q: Is clambake coming back? Mike: we are working on a beach party for next year. We have not had one since pre-COVID. He also got feedback from members that they had difficulty with stairs - and they wanted to bring back the block party. 5 years 100 anniversary - may consider.
- Member Ruth Cardone #369 - we need more input or output from you if we need volunteers for things. Would like more transparency for asking for volunteers for committee. It seems since we are a volunteer agency; why are we paying people to do things? Who are volunteers, who is being paid and who is not? Mary Anne- there is a very detailed budget - all information is in the budget re payroll and expenses paid out. Every year we ask for volunteers for things; kayak rack set up for example - noone volunteers, and we have to pay people. Member: we should ask more people to volunteer. When we vote on something the members are asked. Members should be given an opportunity to get a job/volunteer. Mike: the policies and procedures explain what the Board does. We don't have to put everything out to bid. The board seeks employees out i.e. to hire lifeguards, beach staff, etc. some come from recommendations. MaryAnne - we get price quotes for everything ie. the party - 3 different restaurants for last night's party where quoted. Bob: we do take different bids. we get at least 3 bids on bigger jobs. Emergency expenses, like Air conditioning system- we did not get bids, but he is under contract. Member: does anyone on the board get paid - NO we are all volunteers.
- Member Tom - Q: Can we have recurring affair like last night?
- Member #98 - Tom - Can we use a microphone at the meeting - he cannot hear too well. Volunteerism, he is a big fan, if you go to the website for the community, people will get involved. We need to make community aware of volunteers needed.. MaryAnne- we can make a volunteer tab and put out a list and put out special projects, etc. to look for volunteers. Member #28: maybe a monthly email blast about projects for volunteers. Sandy: we used to have a check box on the app when people joined to say they want to volunteer, but it didn't work. people were contacted and did not want to do anything.

Clubhouse Report

Kevin Cleary

- Air conditioner broke. We used our contractor and got it repaired w/n a week. Party last night had over 100 people, and it stayed nice and cool.
- We are still booked every weekend through Thanksgiving.
Comments by members; CH looked fabulous last nice night.

Security Report

Sean Ogonowski

- Security is doing patrols
- Security guard at Hallock is a TOB guard that is not our employee. They are there Friday through Sunday, 10-10. If you try to enter there, the town guard is instructed to verify that you are a TOB resident. Don't be surprised if approached and asked for proof of residency. People who come there who are not members, are supposed to stay in that small area designated to the Town.. Part of the problem is residents enter there and then start to go onto our NSB property, and we are aware of that. We have screeners working the access points.

- We are trying to do more beach patrols on the sand. We have a Gator, to ride the beach to check on everything
- Member # 189 - The access at Hallock is supposed to be for fishing only; why is the TOB allowing people to go there swimming, or staying at beach? MaryAnne: Recommends putting in complaint at town. Jane Boner - is in charge. Get a picture - that would be good evidence. Some of signs took down the signs over the years, likely vandalism. Mike: the town cannot prohibit its residents from accessing its shore. They have to allow residents to access the shoreways. Has to remain open. It is not just for fisherman. The way they control it, is no parking signs. They have four access points to the north shore - and same issue. They can't prohibit residents from access. They had to put in the staircase in to give access to waterways. B/c we own the property, we have the right to allow members in. James: it is to the hightwater mark - if they stay under the line, they can walk our whole beach.
- Nick L. - Comments on an incident involving Jared, security guard. He should go around and introduce himself to members.. No one knows who he is and we should get to know him. He should be the "good cop" and not "enforcer" and people should get to know him. Sean: we are aware of complaints and will plan on training and solutions. Jared does have to make sure he identifies himself and people know who he is and when he comes onto the scene, he needs to ID himself and be courteous at all times and de-escalate situation. Yes, people need to know who he is. Sean agrees and appreciates the concerns and we will address. Mary Anne - we used to invite him to the meeting - will be helpful. Nick - Civic has policeman attend all meetings and people get to know him. MaryAnne - he only works the evening shift. Anthony: they know the name, not the face. Bob: we will work on it.
- Connie #83- security is a hard thing - what about video cameras? We have so much damage and constantly fixing fences, it would help. Jared wears a video camera - important to see interaction on both sides. To see the situation and response. Sean: we will address him turning on the body cam when needed and needed rule. Does not have to be every encounter.
- Sean: Cameras are also being worked on. Bob: we are in process of getting bids for camera system and will be talking to Jared about when he should turn on his body camera. Member: put his picture in the next newsletter - Bob: Yes, put him on the website. Do an article about who he is, introduce him.
- Member AI #128 - recommends members introduce themselves to Jared also, when they see him. Bob: we will work something out to make him more recognizable.

By laws Committee

Report by AI Hanson #128

- Every year when the Board turns over, the president appoints standing committees. They are listed on the website - info about each of the different committees. We need volunteers. He has copies of the description of committees, etc. and handed some out to members.

Beautification Committee

Gene Stith

- Echo volunteer and efforts - to continue to make property and access points look great. Thank you to Maria - plantings at Broadway - did it on her own.
- Tables and benches at FB -we are working on it . Idea is so you don't have to go down the stairs to enjoy the sunset, etc. We are working on it
- Beach Rd Beach - working on some beautification efforts there - have not yet gotten to it yet. Working on it.
- Volunteers- come see Gene
- Member Maria: wants to thank beach staff helping with watering the plantings..
- Committee members present - Maria, Michael Gorton Sr.

- Maria: Q: any restrictions on placing plants at wooden landings? Planter that has a cut-out that sits on top of wooden railing? - Bob: it's on an angle - may not work? Are we aware of any restrictions? MaryAnne: no it's our property, but storm may knock it out. Maria: Would it be ok to try? Yes. She will try one to test out. Will discuss with Gene.

Nominating Committee Report

Bob Leonard - presented by member Connie I #83

- Enter slate of nominations for board positions.
- Introduce the committee - 2 board members and reps from the assoc.: Keven and Gene; and Mike Gorton Sr. and Nick L., Rich C., and Connie - thanks to all.
- Very happy and proud to present the nominations and slate of candidates. Requirements say: candidate must be a proprietary member; for 2 years; show tax bills and be vetted. Bios will appear in the next newsletter.
- Running in the 2023 election: for President: Mary Anne Metzack; VP: Gina Carpenter; Secretary: Mike Gorton, Jr.; Treasurer - no candidate - will have to be considered per Bylaws.
- 3 open BOD positions, there are 4 candidates: Vincent Z. Thomas Moniscalco, Laurie Morrow, Steve Rosario
- Connie presents slate to the president: hands to Bob. Bob Accepts the Slate.
- Member #25 Maureen - Does there have to be an election? Yes, we have 4 candidates for 3 positions.
- Connie, before she opens nominations to the floor, she has to make announcement:
 - if nominated on floor, needs to be Seconded
 - nominee needs 2 years, propriety, tax bills, and approved by board, interviewed

Connie Asks: Any nominations from the floor:

Bob - nominates himself for the Treasurer position. Maureen Seconds the nomination. Bob did submit for the position, and then withdrew it, but is now re applying for Treasurer.

Connie Asks:

Any other nominations from the floor? (no reply)

Any other nominations from the floor? (no reply)

Nominations are closed.

Roads Committee Report

Nick Lomangino

- We will have an ongoing money problem - heavy rain like today. We still have areas needing paving and repairs of potholes. We spent \$15K last year. We still have 2 storm drains installed, needing paving, but we are having issues and will be coming again on Monday by point breeze. Not paved yet. Tree down on Friendship blocking the road - town issues. Will get estimates and present costs.

Member Tom: Q: who do we contact if street sign is missing? Bob: Call town - Jane Boner - Nick L. you can go on town website and they respond pretty quickly.

Financial Review Committee Report

Michael Gorton. Jr.

- We are holding a meeting July 31, 2023 - email will go out. 7:30 at Clubhouse. If anyone is still interested, email back to him or come to the meeting. Organize the committee - prepare upcoming budget and review finances of association. If interested please come.
- Email: treasurer@northshorebeach.org if interested or with any questions.

Technology Committee

Michael Gorton, Jr.

In progress

Old Business

None

New Business

- Member Tom Scalca - Q: Are you looking into installing railing at top of CH steps?. Mike: we just had building inspected and did not highlight this as an issue or liability re: railing. However, we will be looking at it. Bob: 3 steps or more need a railing; this is two steps and railing is not required, but we will look at it for members.
- Member Tom: Cornell study on Dunes at FB - Mary Anne- she spoke but they did not do anything. She will f/u with Steve R who attended their last meeting. They have not scheduled anything with us. Member (other Tom) - Stone tables - look for donations to donate one of the tables - we should be looking into something strong - kids can't vandalize. Gene: looking at where to place, w/n fencing - trying to prevent vandalism; place beyond the fence. Need concrete/stone - indestructible. Member Al H - will the elections be in person or online or combo. Mike: online - two weeks before the general meeting - ballots will go out to all prop members and will have 2 weeks to vote. Results read at the next meeting.
- Member Maria: any plans on Broadway beach, at left side of steps- old remnants of concrete steps - any plans to remove? Down on the beach - there is a very big section of old concrete and metal sticking up out of the sand. When kids play there, they all want to jump on it, etc. very dangerous. Bob and Gene: will take a look at.
Connie: AL just gave her the standing committees Q&A- it says if we have an electronic ballot, we need to appoint a clerk to tally the incoming ballots. Mike: it's in the rules - the chair of the nominating committee is the Clerk and the clerk and secretary will tally. Will bylaws need to be amended to say this? Mike, No. It states in the election process how it is supposed to run out. Nominating committee had suggestions to bylaw committee re: how to present this. Al- write down and present to bylaws committee.

Good and Welfare

Mike Gorton: We had a nice presentation about history at the 95th Anniversary gala, thank you. We also wanted to announce that Jim Burns, a long-time member, passed away.

Next meeting Date

August 27th, 9:30AM- Election results will be announced.

Motion #2 - Motion to Adjourn meeting made by Maureen O'Keefe seconds by Al Hanson. All in favor. None opposed. **Motion carries.**

Meeting Adjournment

Meeting End time: 10:58