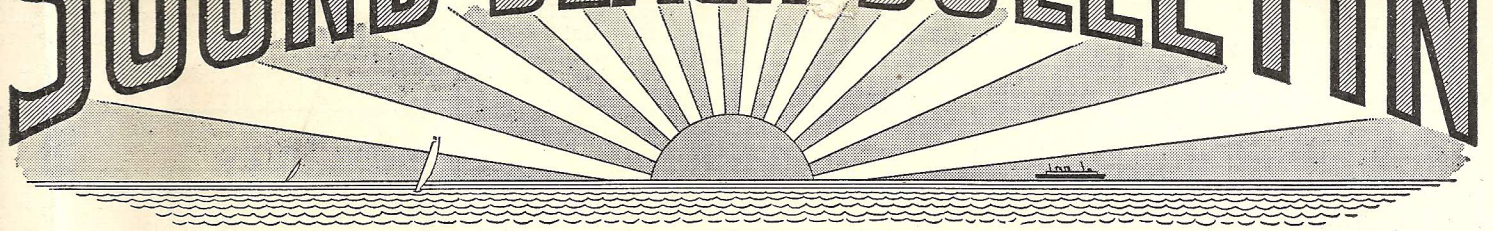


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SOUND BEACH BULLETIN



OFFICIAL ORGAN OF SOUND BEACH PROPERTY OWNERS' ASSOCIATION, Inc.
 P. O. Box 206, Miller Place, L. I., N. Y.

Volume 12

APRIL, 1943

No. 1

OFFICERS

For information relative to Association Activities please communicate with the appropriate officer listed below:

President

Leonard Hafner,
 627 East 35th St.,
 Brooklyn, N. Y.

Vice Pres. (in charge of arrangement of activities in Club and Community House)

Nicholas Geissler,
 6103 - 59th Drive,
 Maspeth, N. Y.

Recording Secretary

Mrs. Mildred Bayard,
 6064 59th Drive,
 Maspeth, N. Y.

Financial Secretary

Mrs. Christine Geissler,
 6103 - 59th Drive,
 Maspeth, N. Y.

Public Safety,

Henry Werner,
 5233 Douglaston Parkway,
 Douglaston, N. Y.

Sanitation, Garbage Collection, etc.

Mrs. Esther Kress,
 5923 Catalpa Avenue,
 Brooklyn, N. Y.

Plants & Structures

B. Cnattingius,
 347 East 77th St.
 New York City

Road Commissioner

David Case,
 Miller Place, N. Y.

NOTICE



Important To All Property Owners

Read minutes of last General Meeting of the Association very carefully.

Notice particularly the Motions that were passed regarding change in method and time for the collection of your dues.

1—An extra charge of \$2.00 to be made after June 15th, 1943 and May 1st, in each succeeding year.

2—An initiation fee, starting 1944 and thereafter to all new members in addition to those property owners who allow their membership to elapse for one year or more.

Each member of record will receive by mail a membership blank with full instructions. These instructions should be read and followed carefully. Fill in blanks and mail at once. Your cooperation will save time and money.

In compliance with motion passed at last meeting at least three issues of The Bulletin will be published in 1943.

MINUTES OF THE GENERAL MEETING

Minutes of the meeting of the Sound Beach Property Owners Association held on Tuesday, March 30, 1943 at Kneers Hof Brau, 3210 Broadway, Astoria, L. I. Meeting was called to order by President, Br. Leonard Hafner at 9:00 P. M. Motion made, seconded and carried that the minutes of the last Meeting be approved as published in the Bulletin.

REPORT OF OFFICERS

Mr. Hafner reported that he was down to the beach a couple of weeks ago and found both pumps out of order. He stated his son went to Medford to see Mr. Zeidler who promised he would take care of the pumps as soon as possible. One of our members present reported that there was no water at the Community House as yet. Mr. Hafner stated he would get in touch with Mr. Zeidler again and ask

him to try and see if he could not get down there very soon and make the necessary repairs.

Report of Public Safety Committee

Mr. Werner reported that it was a little too early to make plans for the coming year and in view of the present conditions, it would be necessary to know how the funds of the Association would come in before trying to obtain men to do the necessary police work.

In place of the usual ad this space is reserved as a gesture of appreciation to Loper Bros. Lumber Co., Inc., for their very generous support of many years' standing. The following letter received when publication of The Bulletin was suspended is only one of the many evidences of their interest in the welfare of the Association.

January 25, 1943

Sound Beach Bulletin
 c/o Mr. Leonard Hafner
 627 E. 35th Street
 Brooklyn, New York

Gentlemen:

It is with regret that we notice that the Sound Beach Bulletin is going to be discontinued.

It is our opinion that when many of your present members do not receive this publication, it will be missed to such an extent that its renewed life will be requested.

In the meantime, we would appreciate receiving a list of members. It may be possible through advertising direct to these people that we might help the revival of the Sound Beach Bulletin.

Very truly yours,

LOPER BROS. LUMBER CO., Inc.
 F. S. Heberlig, Secretary

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Department of Sanitation

Mrs. Kress reported that our former collector of garbage had gone into the army. She stated she would see what could be done about getting someone to take his place.

Department of Plants and Structures

Mr. Hanson had nothing to report. Mr. Hafner said that the painting of the Promenade Deck had to be discontinued owing to the weather conditions. He said that as soon as the weather permitted, painting of this deck would be continued.

AUDITING COMMITTEE

Mr. Hafner stated that it was necessary for an Auditing Committee of five members to be appointed at this meeting, the President to select two members and three to be elected from the General Body. The President selected Mr. Wm. Toner and Mr. Harold Hafner both of whom are accountants. Mr. Pfistner, Mrs. Elliott and Mrs. Bobabia were nominated from the floor. Motion made, seconded and carried that the above mentioned be elected to the Auditing Committee for the year 1943.

NOMINATING COMMITTEE

The President announced that it was necessary for a Nominating Committee to be elected at this meeting to take care of the fall elections. The following were nominated for this committee:

Mr. Smith Mr. Cerria Mrs. Elliott
Mr. Mesler Mrs. Wells Mrs. Pfistner.
 Mr. Ankener

Motion made, seconded and carried that nominations for this committee be closed and the members listed above serve on this committee for the year 1943.

NEW BUSINESS

The Nominating Committee presented the following names as candidates for members of the Board of Directors of the Sound Beach Property Association, Inc., to serve for a term of three years, Leonard Hafner 79 Harvey Belair 76
Joseph Hubert 77 Esther Kress 79
Josephine Wink 77 Mildred Bayard 78
David Case 77 Frank DiLalla 76
 Robert Stephenson 76

Ballots were distributed and 79 were returned with the tabulation as marked opposite names above.

Mr. Hafner stated that owing to the uncertainty of conditions at the present time that the Board of Directors have not made up a new budget for the year 1943, but recommended that we adopt the 1942 budget as a working budget for 1943. After a general discussion, motion was

made, seconded and carried that a budget the same as 1942 be adopted and dues of \$8.00 also be adopted.

RECOMMENDATIONS FROM BOARD OF DIRECTORS

Mr. Hafner stated that in the past many people have criticized and asked why the necessary repairs to the pumps, ramps and other association property could not be put in order before the season opened. Mr. Hafner stated that the money to do this work was not received by the Association until after the season opened and it was not the intention of the Board of Directors to go into debt for this work, not knowing whether or not the money would come in to pay for same.

He stated that if it was possible for the Association to collect the dues earlier in the season, that the officers would be able to have this work done by the time the members came to the beach and they would not be inconvenienced by the pumps being out of order and the ramps not in first class condition etc. He stated that to remedy this it was the recommendation of the Board of Directors, that all dues be made \$8.00 up until May 1st, of the current year, and after May 1st, that dues would be \$10.00 for the year. He stated that in response to the questionnaires sent out, some of our members had returned the same with their checks attached thereto and the Board of Directors wished to thank these members for their co-operation. He stated that membership credential blanks would be sent to these people as soon as they were available. He stated that out of 545 questionnaires sent out, we received a total return of 256 — which is a little less than half. The balance of the members did not answer. Of the 256 replies received, 85% of the members answering indicated that they did not want the Association to do away with any of the facilities. Mr. Hanson, Treasurer, than explained to the members present, that the Association has a balance of about \$1,100 in the bank which has been "ear-marked" for various improvements to the beach, already authorized and some partly completed. He stated that in order for the work to be done before the members come to the beach for the season, collection of dues should be paid. Mr. Hafner replied that the by-laws state that the due are due on January 1st.

The following recommendations of the Board were then introduced.

Proposition #1 — The question of the recommendation of the Board of Directors that an additional \$2.00 be charged to members applying for membership after May 1st of the current year.

NOTE: For 1943, due to the lateness of the presentation of this recommendation, a later closing date will be set.

Mr. Butler moved that this recommendation be not adopted. Motion was seconded.

After a lengthy discussion motion was lost by a standing vote of 35 in favor and 71 opposed.

Motion was made by Mr. Thompson that the recommendation be adopted. Motion seconded and carried by a standing vote of 77 in favor and 32 opposed.

Dr. Brennan moved that the Board of Directors be empowered to make a later date in 1943 to give our members a little more time this year and also to give the Board of Directors an opportunity to set up the proper machinery for collecting the dues. It may be necessary to set the date back for this year to June 1st or even June 15th. Seconded and passed.

Proposition #2 — The question of an initiation fee to be charged by the Association for new members and property owners who have allowed their membership to lapse for one year or more. The amount of such initiation/to be equivalent to the current year's dues, starting 1944 and thereafter. A general discussion followed. Initiation fees as high as \$25.00 were suggested. Mr. Shire moved that the original recommendation of the Board be adopted. Seconded by Mr. Geissler.

Motion carried on a standing vote, 69 in favor and 25 against.

Mr. Martin moved that copies of the above recommendations as adopted be sent to all the members. Seconded.

Mr. Deichman moved to amend this motion — an amendment that bills for the current years dues be included with this notice. Seconded. No discussion. Adopted, with no dissenting votes.

Motion was made, seconded and carried that at least three issues of the Bulletin be sent to our members for the current year. Seconded and adopted with no dissenting votes.

GOOD AND WELFARE

Mrs. Elliot stated that the Priest in Wading River would be willing to come to our Community House and say Mass on Sundays for the benefit of the people who wished to attend. Mrs. Elliot was instructed to write a letter to Mr. Geissler who is in charge of the arrangements for the use of the Community House.

There being no further business the meeting adjourned at 12:00 P. M.

MILDRED BAYARD,
Acting Secy.

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DUES

At the last General Meeting of the Association, the proposed changes in the method and time for collecting dues brought forth considerable discussion both pro and con. It was evident from the remarks of some of the members present that the reasons for the proposed changes were not fully understood. Some seemed to have gained the impression that it was merely a device to gain a larger revenue. The Officers and Members of the Board are sincere in their hope that not one of the present members of the Association will ever be obliged to pay any fee over and above the current years dues. There is one reason, and one reason only for the adoption of proposition #1 and that is that this seems to be the only possible way to get the dues in early enough to operate with any degree of efficiency and economy.

In the case of proposition #2 there are two underlying reasons favoring its adoption. In the case of new members, it may be argued with much justification that it would be more difficult to obtain new members when twice the current years dues must be paid for the first year. If given a little thought, this will not be found unjust or unfair. Almost every organization has an initiation fee charged to all new members. In the past ten or eleven years the Sound Beach Property Owners Association has spent over \$50,000 in maintaining and improving the community of Sound Beach. All new members receive whatever benefits which may have accrued from that large expenditure. When compared with

the money spent by the members of the Association in the past years, the proposed initiation fee should appear very small, and if brought to the attention of prospective members, it surely would not be large enough to outweigh the benefits received.

The second reason is more important in its relation to the operation of the business of the Association. It appears unfortunately that some of the property owners in Sound Beach look upon the Association as something imposed upon them without their knowledge and consent and to which they are forced to contribute. This, of course, is neither a proper or a true picture. The Association should be and is, to the extent that we are able to make it so, a means through which every property owner receives benefits and services far exceeding the extremely small annual dues. Many property owners seem to feel that they pay dues into the Association only for the conveniences and services which they as individual may desire at any particular moment. Without ownership of real property, there can be no membership in the Association, and it follows therefore that any services rendered by the Association are primarily rendered to the property and through the property to the individual owning or occupying the property at any particular time. In Sound Beach some of the property is occupied for the full twelve months of the year, some two or three months in the summer time and in some cases only a relatively few week-ends. No practical way has been found or even suggested for assessing each individual piece of property on a pro-rata basis. Nor can the Association function with any degree of efficiency if any considerable number of

its members feel obligated to support it only when they as individuals choose to avail themselves of its services. To carry on the business of the Association, the officers must have some assurance of a continuing membership, large enough to meet the necessary expenses.

From the point of view of the individual member the dropping out a year or so is a penny wise and pound foolish ideas. A little thought will convince any but the most prejudiced that this is so. The only reason that the Association has been able to operate with such a small total income has been due to the fact that all the property has been kept in reasonably good repair through small expenditures each year. If neglected for even one or two years, the replacement cost would necessitate the raising of the annual dues to several times the present amount. If anyone doubts this statement, let him get estimates on the cost of replacement of any of the ramps, pumps, buildings, etc. at today's prices. One extremely important possibility that should be borne in mind by every property owner in Sound Beach. If a sufficient number of members drop out of the Association it might leave the voting power in the hands of a relatively small group. This group could, if they so wished, under the circumstances, raise the dues to any amount they saw fit and impose other restrictions which might make it very difficult to re-acquire membership. Membership in the Association is the only protection your property enjoys. It is the only way property rights can be protected. No membership — no vote — no vote — no protection. No Association, no stairs, no pumps, no private beach.

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The rods will take up no water and hence cannot get soggy. Besides the advantages mentioned you will get an absolutely quiet well,—no clanking of steel rods or steel rod coupling.

By having us install your well, you are assured of a well whose screen is seated in a good water bearing formation—we test it by our patented method of drilling; a well that will continue, free flowing and will operate over long periods of time with a minimum of care and attention.

Let us install your well or water system—we will arrange the terms to suit your convenience.

You will be assured of your money's worth delivered by a responsible concern that will do everything it bargains to do.

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PURE WATER from the Right Kind of a Well Assures Every Comfort to the Home Owner.