

WATERSIDE PARK ASSOCIATION –

JULY 25,-2021 minutes

Attendance – 17 people

Shawn Mallon – President

SECURITY–

Gates: 2 Ironwork companies gave estimates:

\$2500 – also willing to do gate at entrance to Goodwin/North for \$1000

\$4500 - Duke of Iron

Gate by end of Soundview Terrace – closed from Memorial Day to Labor Day – replacing would be costly but needs to be scraped and repainted - Jackie has number of a guy who can fix it up- Bob will call to get number and availability.

COMMUNITY & ROADS

-Stop sign at end of Soundview – Towns responsible for Stop Signs

ROADS – Shawn calling town regularly – they say we are on the list for pot hole repairs – hoping that if they do more and more they will end up repaving the road – New Highway guy in so pushing to have them do it. Town has fixed potholes and repaved in past.

-Estimate for Soundview, including the parking lot – to mill and put 2” of Asphalt:

\$80K (would just about wipe out our funds)

- to put a 1.5” over the top – not recommended by company - \$53K

Question – Resident asks why our taxed dollars are not paying to pave our roads –

Shawn – What he has been told is that our roads are a “liability” because our roads are too narrow. *Bob* – we pay taxes why don’t they take responsibility? *Resident* is concerned that people drive too fast and that if we don’t fix them people will slow down – *Shawn* – it is a liability to the community – if someone gets hurt.

Resident concerned – can we regulate the number of trucks and landscapers park all over the place and make it hard to pass. Can we restrict Landscapers to 2 days of the week? *Shawn* explains this sounds good but probably not possible. Also, we have no power to affect some of these things. *Bob* – we can put it up on the website to be aware of where you park – so there is room to pass and most importantly, for a Fire Engine or Emergency vehicle to get through.

Question – Resident – Boats on people yards – is there anything we can do? *Shawn* – actively call the town. The Association can’t do anything about this.

DUES – Increased this year to \$250

-Roads (need to repair them) are a big part of this increase. Also, stairs and deck that were washed away around – repairs cost 25 – 30K.

BRICK PAVERS – Jane Kiewra brought up this idea – Other Association is also interested in doing this and they have done it in the past. Not suggested to do it right now as the price of pavers

are very high now....hope to do it with the other association when prices go down – buy in bulk with them. Shawn talking with Rob, President of other Association.
Hope to use these funds for new flag pole

BOARD INVOLVEMENT – like to see other people get more involved and take on roles.

- Suggested to give incentive to those getting involved in the Board:
 - Board members – no dues
 - Street Directors – ½ dues

People have a better idea as to how to get others involved – please let us know

Thank you to Don and Carol Basedow– do so much for the Association
Joe Maritato - redoes the water, turns it back on, did all the seagrass

Tony Sforza – Treasurer

DUES

In Arrears “Bad List”:

25 people in 2020

14 residents in 2021

These residents were sent Certified Letters; the letter states that if they don’t pay their back dues, it will be handed off to a Collection Agency and that a Lean will be placed on their homes. A Lean is not an immediate action/re-action but it does affect them in that they will not be able to sell before they settle up.

“Bad list” does include:

dues in arrears 3 years = \$675 - up to a maximum of \$3250- (which is the same person who doesn’t pay)

Shawn – Lean works, they can’t sell their house if they don’t settle-up. When we do place Leans, we will hire an attorney, therefore, cost associated with it.

- Please don’t just give out *Beach Stickers*, if they aren’t paying and want a *Beach Sticker*, please ask them to ask Shawn. This is a way to try to collect outstanding payments. He has had a few incidents where people who owed dues tried to use the Beach Access and because people gave them Beach Permits we lots that opportunity.

Question - Can we post names of people in arrears on the website?

In 2014/2016 it was voted into our Association rules that we will post addresses of houses that don’t pay on our website (Bob/Shawn)

-*Tony* – Security on 4th of July had a list of 14 people’s addresses who haven’t paid their dues, had to show proof of residence that you lived here and Security did turn away one person.

Question- Do we charge interest on outstanding dues?

Shawn - Voted in years ago that we will charge 10% interest on Dues in arrears..

He uses it as a bargaining chip to get payment

Finances:

Tony – a good deal of our dues go to Liability and Security to protect people coming and going and to make sure they rightfully should be here. Our monies do not just go to Beach Access, they are here to keep our community safe.

2020:

Income 25K

Expenses 15K

11K – Liability Insurance and Security

Net cash flow 9K - goes towards other expenses, landscaping, utilities, Kayak rack, etc.

Shawn explained that Kayak rack was an expense, necessary, as people tying their kayaks to the stairs, brought it down.

Anyone wants a copy of the financial report- Tony will send it to you through email – please provide your email to him – you can do this through the Associations email:

Question – What process/ protocol is in place if someone is in arrears? – *Resident* is concerned about shaming people for not paying, maybe there are circumstances that we are not aware of?

Shawn - \$1000 is turning point. Resident receives notice by Certified Mail, he Has, in the past, reached out to some people in arrears, that he knows.

Tony – to some degree it is the responsibility of the person that owes the fee.

If they lost their job or have a problem they need to reach out to Shawn or Tony.

Resident concerned that she has done that and not received a response from Association. *Tony* responded that in the 2/3 years he has been treasurer – any One who has text him, phoned him – he has gotten back to.

Bob – Current Board is very responsive

Resident – We should be concerned about intentionally shaming people.

Shawn – at \$1000 they are in Arrears 4 years –

Recently he had a discussion with a resident that doesn't have the ability to pay.

Shawn spoke with a lawyer regarding the situation; he was told that we can't just forgive it because it opens the Association up to all sorts of liabilities.

The process therefore, If an Association Resident can't pay the dues, we will put a Lean on the home and when they go to sell their residence the dues will be paid

Resident – Can we set up an **Automated way** to pay our dues? Doesn't use checks anymore and therefore forgets to pay.

Tony – will speak to the Bank and set something up – **Great idea** people are more likely to pay online.

MISC:

Signs in the Community – looking tired.

Bob – is going to take a picture of one of them and hoping to get plastic ones to replace by fall- how many signs do we have? Soundview, West, North, Beach Access, Corner of Waterside.

Bob to price them out and decide what to do to replace them..

Shawn – does anyone know someone who can make them, old ones are 15 years old?

Cameras – Shawn - meeting with the other association to get them in bulk, as we have tried to install wireless ones, which don't work. Unfortunately, helps with potential lawsuits, need to price it out. Interested in hearing home-owners opinions regarding it.

Would most likely put one at gate entrance and at top of deck.

New Home Owners – Resident expressed explaining Home Owners Association – Tony – when he moved in didn't know there was an Association fee. It is responsible of Realtors and Home Owner selling the house to tell new Home Owner that there is that fee.

Resident question - LIPPA – does anyone know about our taxes? Shawn – they are not going down.

Shawn – It is important for us to Establish Street Directors to inform neighbors of Association activity and responsibilities.

Street Directors:

Hillside- Carol & Don Basedow

Soundview – Maryann & Bob Wieczorek

Grand - Andy Stock

North /West – Sonia Stengel

Waterside –

Street Directors – please WELCOME new homeowners to community and give them the gmail address so that they can become familiar with our community.

Sonia – said she would make a inexpensive item to hand out to new homeowners with information regarding the website and gmail.

Nina- SD – please forward information regarding New Homeowners to the Secretary so that we can keep our records updated and include new residents in information distribution.

Shawn – ideally he would like to move it to an electronic format to do this, because printing becoming costly.

Resident – we used to give new homeowners a Welcome Package – maybe we could create a committee to do this and include in this “Welcome to the Community” and there are dues that are part of this community.

Resident – why aren't the Realtors aware and making new home owners aware of this. Others believe that Realtors don't get involved in the Associations. Discussion as to if listings are stating that there are Association Fees. Bob – we will put it on the Website

-Discussion with the SVT people regarding people on the beach and where the home owners property ends. Kids on the beach, fires, garbage.

CLEAN the Beach – Beach is dirty – people don't clean up after themselves

Shawn – maybe we can pay a neighborhood kid to clean the beach? Maybe on Friday before the weekend. It will be an expense.

Nina – trying to create an updated and accurate contact list – will be calling people for their emails and phone numbers and will send out an email with Associations: email, Facebook page and Website info.

DISCUSSION and VOTE

Shawn – how do you feel regarding Street Directors and Board members and dues. Use it as an incentive to get involved.

-suggested that it is a discount

MOTION by Paul Hilzen:

Board members are exempt from paying dues the years they are on the Board

Street Directors will have a 50% rate.

2nd by Jim Calo

BOB – asked - all in favor? And entire group agreed – **motion passed**

WEBSITE and FACBOOK PAGE –

PLEASE LOOK on our website for information

WEBSITE- <https://watersideparkli.org/>

FACEBOOK- WATERSIDE PARK ASSOCIATION

Email – WatersideParkAssociation@gmail.com –

Please email any questions or concerns – we do check the email and get back to people.

Waterside Park Home Owners Association Board:

Shawn Mallon	President
Bob Heppenheimer	Vice President
Tony Sforza	Treasurer
Nina Klag.	Secretary

