



Tides Property Owners Association

P.O. Box 1042 « » Rocky Point, N.Y. 11778

September 9, 2022, annual meeting minutes of TPOA at Tides Beach. Meeting commenced at 7:03pm

Members in attendance: Roseann & David Mammina, Joseph Daly, Andrew Kuftack, Danielle Minard, Darlene & Nick Petroccione, Aniell Tomer, Chris Cooke & Kristen Rinn, Jessica Ward & John Buonomo, Stephanie, Michelle & Steve Galluzzo, Mark Lynde, Elise & Chris Burke, Holly & Sean Kelly, Laura & Jay Opitz, Kristen & Chris McDonald, Tara & Jeff Lane, Frank & Lyn Shomilak, Katie Monz, Richard Lange, Eileen & Warren Ferdinandsen, Valerie & Clay Brandow, Gabrielle Hoffman, Pete Herron, Mary Caccavale, Erin Walsh, Rafael Cueto, Samantha Swedish, Shannon Swanson, Rob Minton and Deirdre & James Carroll

There was an exiting of former President James Carroll and an introduction of the 3 new board members. James Carroll will be accessible to the board during this transition period.

*President - Rafael Cueto

*Vice President - Shannon Swanson

*Secretary - Samantha Swedish

Financial Secretary - Mary Caccavale

Treasurer - Joe Spina

Maintenance Director - Rob Minton

There are 270 paid members thus far for the 2022-2023 beach season. The financial position of the association was discussed by James Carroll. We have a strong cash balance of \$85K. The use of the previous year's beach key and lock system has cut down cost along with the cancellation of Family Day due to lack of interest. Beach events were successful and well attended.

Dune Restoration Project: The dune and pavilion area are collapsing and in need of serious repair. Multiple estimates were received and the board voted to proceed with the proposal from Larsen Construction Corp. Rob Minton has been dealing with Larsen directly. He has been responsible for many of the stone walls along the North Shore of Long Island. He constructed the wall just to the West of the Tides Beach. You can take a walk down and see his work.

The following work will be included in the proposal:

- To construct an armor stone wall 170 feet long that includes a 10ft return on the east side and a 10ft return on the west side. Materials to be used are a mirafi 140n filter membrane at base and behind, 10 to 40lb rip rap at base 18 inches thick, 2-to-3-ton armor stone to be stacked. Total height of the wall 11 ft tall, 6 ft buried with balance above beach grade.
- Sandy fill from dig to be used for backfill, no extra fill needed for wall.
- Terrace and plant area behind the wall with 2X10 terrace and 2X3 stakes where needed.
- The total contract cost is \$146,000

In order to fund the project money will be coming from reserve and the remainder in a loan. We have been in discussions with TD Bank. The financial impact to the association would be a \$85 per year per household assessment over 5 years. The assessment would start in April 2023 to be applied to all households.

Question from the Shomilak's - Is there any Federal Assistance/FEMA/State Grants available? The board has looked into this the past few years and due to our private beach status, we are not eligible.

Question from Mr. Daly - What would be needed for a passing vote? According to the TPOA bi-laws a 10% vote of members in good standing are needed to pass a vote. The bi-laws can be found on the website, www.tidesbeach.org

Question from Mrs. Monz - Has concerns over the beach not having lifeguards. She stated that for safety reasons we

should have lifeguards. Deirdre Carroll explained that we had lifeguards in the past, it has been around 13 years without lifeguards. As a private beach we are not required to have lifeguards. The board will take it into consideration. Lifeguards will come at an added expense.

The board will be sending a formal proposal with financials to all TPOA members along with a mail in vote. Only members in good standing may vote and there is one vote per household.

Members thanked the Carroll's for 14 years of service with a hearty round of applause.

Meeting ended at 7:41pm.