

Sound Beach Property Owners' Association Minutes September 7, 2018

The meeting was held at the Sound Beach Fire Department and opened at 7:33 PM with the Pledge of Allegiance. No secretary was present. Newly nominated, former Board member, Randi Piper-Gebhard, offered to take the minutes.

In attendance were 14 board members, which included eight recently elected members, and four guests.

Members in attendance: Steve Smith, Hannah Robinson, Bob Bedrossian, Dot Farrell, Hope Hillyer, Pat Grove, Paul Picciotti, Mimi Hodges, Brian Calo, Michelle Culley, Elizabeth Paul-Petrilak, Peter Babin, Randi Piper-Gebhard and James Alongi,

Guests: Nicole Dionne-Kehlenbeck, Cindy DeLuca, Vic Scalone, and Ann Marie Inzalaco.

The first Order of Business was to elect the officers. Some Board members have two positions and /or there are combined duties.

Chairman: Brian Calo.

Secretary of the Board: Randi Piper-Gebhard.

President: Paul Picciotti.

Vice President: Michelle Culley.

Secretary: Randi Piper-Gebhard.

Treasurer: Elizabeth Paul-Petrilak.

Financial Secretary: Pat Grove.

Property and Maintenance: Hope Hillyer.

Beach Commissioner: Peter Babin.

Kayak Coordinator: (nominated in absentia) Mark Forman.

Public Relations: Pat Grove

Membership: Dorothy Farrell

There was a discussion about whether the duties of Membership actually fall under the duties of the Financial Secretary per the Bylaws. It will be revisited.

James Alongi submitted **letters of resignation** on behalf of:

Jerry Milmo : (one opposed, one abstained) resignation accepted.

Donna Arvidsson: (one abstained) resignation accepted.

Dave Rawlings: (two opposed) resignation accepted.

Fay Matsua: (two abstained) resignation accepted.

Ginny Strakosch: resignation accepted.

During the meeting Hannah Robinson handed-in a written resignation. Her resignation was not accepted and she was asked to reconsider. She declined. Her resignation stands.

Anna Fris resigned from Public Relations and from the Board during the Annual meeting on August 18, 2018. She has not turned in a written resignation.

Brian Calo read the minutes for August 3, 2018 taken by Ginny Strokosch. The minutes were accepted and given to Randi for the Minutes book.

Former President James Alongi gave a report on the clubhouse repair. An electrical panel has been installed at a cost of \$8,000.00. The alarm system is being worked on, and the sink hole near the front door has been filled-in. There is safety tape around the sink hole. When the alarm system is working and the electrical is complete we will be able to use the clubhouse again.

The Engineer's Report is on the website.

Hope Hillyer asked if there is a Certificate of Completion.

Dr. Alongi said he does not have a Certificate of Completion. Hope will check on it.

Hope asked who our alarm company is. Answer: General Alarm.

Dot Farrell asked the often repeated question: How is it possible that we have a tenant living in the clubhouse if the building is not up-to-code and we can not occupy it?

The answer is: Jimmy has his own fire alarms and carbon monoxide monitors in his living quarters, and he is a caretaker, not a tenant, watching the place.

Dr. Alongi gave the Board several boxes containing items from the officers who had resigned, or who had not been reelected. The items need to be looked through before anything can be signed-off on. It was noted that check stubs in the ledgers were missing. Members felt that the list of items given to us from Jerry Milmoie was incomplete. We still need passwords and codes to get into Google Cloud.

The President's Report was accepted.

New Business: Hope turned in a letter that had been addressed to the SBPOA from Woodhull Expediting regarding the estate of Terryann Beato. We were notified of an appeal to the Board of Zoning Appeals of the Town of Brookhaven. It is for a variance and has no affect on SBPOA property. The notification is just a formality. It is filed in the Minutes book.

Pat Grove stated that, according to our Bylaws, the 2018 audit was invalid. Our Bylaws don't allow the spouse/domestic partner of a Board member to be on the Auditing committee. Also, Pat reported that receipts that had been requested were missing. The 2018 audit needs to be done again closer to the end of the year.

Hope suggested that we also do an audit again for 2017.

Pat made a motion that we do the audit for 2018 at the end of 2018, per our Bylaws.

Motion passed.

A new Auditing Committee was formed: Betty Carbo, Will Fris, Vic Scalone, and Nicole Dionne-Kehlenbeck.

Brian announced the beach clean-up with *Rocky Point Be A Nicer Neighbor* led by Mr. Bononi is scheduled for Saturday, September 15, 2018.

Liz will be checking with the Sound Beach Fire House to plan our next Board meeting.

Dot Ferrall made a motion to abolish the motion that had previously been approved for the structure of the Board meetings to be closed and that questions be submitted in writing by email two days ahead of the meeting.

It was mentioned that we all want transparency in all future meetings and we want community members to participate. They can submit questions ahead of time if they want, but it's not imperative.

The motion passed with two abstaining.

One of our guests asked if the SBPOA had asked, or was going to ask, for reimbursement from the residents on the bluff who had minor bulkhead repair done.

James Alongi said that nothing specifically was done to recoup the money.

Bob Bedrossian asked that we use very specific language to clarify whether the SBPOA is seeking reimbursement, or not. We need to be very clear in order to keep trust within the community, and to not assign blame where there is none.

James Alongi said that our records from 1997 state that \$17,100.00 for bulkhead repair was paid from the SBPOA to Tidewater.

Mimi and Hope will look into the specifics of this issue, if possible, and to see if this was precedent.

Dot made a motion that we draft a letter to send to the homeowners who received money from the SBPOA for bulkhead repairs asking for reimbursement, and that we have a standard for the future for emergency situations.

The motion was made to table until the next meeting in order to establish specific amounts that might be owed to SBPOA.

Motion was made to table the previous motion. Motion passed with one abstaining.

The meeting was adjourned at 9:30.

Respectfully submitted by
Randi Piper-Gebhard