

SBPOA Minutes

October 4, 2018

The meeting was held in the clubhouse and came to order with the Pledge of Allegiance at 7:30 PM.

SBPOA Board members present were: P. Babin, B. Calo, B. Bedrossian, M. Culley, D. Farrell, P. Grove, H. Hillyer, M. Hodges, E. Paul- Petrilak, P. Picciotti, R. Piper-Gebhard, S. Smith.

Guests in attendance: Florence Mc Ardle, Nicole Dionne-Kehlenbeck, Robin Henfling, Timothy Hessler, Ellen Dundon, Nancy Paul, Cindy Deluca, Dan Ryan.

Guest, Dan Ryan, from the Sound Beach Fire Department, invited us, and our members, to participate in the Fire Department Open house on Sunday October 21, 2018 from 2:00-6:00.

There will be information for families about child safety and EMS services. The SBFD has been an all-volunteer organization since it was formed in 1930. They are always in need of volunteers.

There are benefits to becoming a volunteer, such as paid college tuition. Anyone can feel free to stop by the Fire House to get more information. Programs currently being offered to the community as part of their outreach are: Project Lifesaver, for Alzheimer patients and their caregivers, and child identification cards. They have plans for more community programs when they turn 90 in 2020. They will keep us posted.

The September Minutes were read and accepted.

Guest, Robin Henfling of 121 Shore Dr. asked that the SBPOA write a letter stating that the SBPOA does not object to their variance request of the Town of Brookhaven. TOB questioned whether their fence was on our property. Their CO approval was delayed and they are facing a deadline.

A motion was made to send a letter to the Henflings stating that the Board does not object to their variance and that they should be allowed to go ahead with their plans. Motion passed. Paul will send the letter and follow up on this.

Guest, Nicole Dionne-Kehlenbeck suggested that we participate in the Little Free Library, which is a world-wide program that encourages borrowing donated books from a very small library kiosk. Her husband has volunteered to build the structures on our beach property, as well as Bob Bedrossian's property. The Board is in favor of having the project move forward. There will be further discussion. Bob agreed to give permission to use his property for a kiosk.

Guest, Nancy Paul offered that she, and Patrice Perreca, will help our new beach commissioner, Peter Babin, in his duties.

Brian read four letters of resignation that he received:

Rich Mondello, resignation accepted.

Mark Forman, resignation accepted.

Steve Tramantano, resignation accepted.

James Alongi, resignation accepted.

President's Report: We need more Board members. We will need several work parties for beach repair. There has already been substantial damage from the storms.

Report accepted.

Vice Presidents Report: Michele Culley reported that a resident, who is her neighbor, has been cutting trees and clearing brush on SBPOA property. While we appreciate his efforts, clearcutting could lead to a problem with erosion. A letter will be sent to him via Certified Return asking him to please refrain from further clearcutting. Report accepted.

Treasurer's Report: We currently have four accounts. Seven checks were submitted for signature. Liz is setting up on-line banking in order to pay bills on-time rather than having to wait for meetings to submit checks. In the past we have paid late fees. Having our accounts on-line will enable Liz to monitor the accounts at any time, and to pay the bills before they are due.

A motion was made to pay the clubhouse utilities online. Motion passed.

From now on checks will no longer be payable to "cash," and there must be a valid receipt and/or documentation.

Bulkhead work will be done in the month of October 2018 for tag #158. How should the ten-year prepaid membership be handled?

A check received from tag #220 for a deposit on the clubhouse was voided/returned as the clubhouse could not be rented.

Several senior citizens had not received their discount when paying for their membership because they had paid through PayPal. Rather than reimbursing them, we will offer a \$50.00 discount next year. Pat will inform members via our website that the senior discount is not available when paying through PayPal.

The account balances were given to the secretary to be kept in the Minutes book.

Report accepted.

Financial Secretary Report: The Board had been given two options regarding the accessibility of our financial records, which can be viewed online. We voted to have the financials in a members-only format. Pat will create a password.

A voicemail account has been created so that our members can reach us.

Pat did an informal audit of our financials. Our vendors were contacted because receipts were incomplete. We received a summary of General Finances 2018 to review. The audit and the financial statement from the previous Board had a different net amount. The previous net: \$518.92. Our current net: \$5,370.35.

Our insurance agent needs an updated list of our Board members for Board insurance. We're missing the policy for our property insurance. Price, Capell & Associates Inc. needs a copy of the bill and our policy.

Riverhead Building needs a new application from us.

Report accepted.

Mimi asked that it be noted that we are all very grateful to Pat and Liz for the hours of hard work that they put in to update our financial records and to transition our bank accounts.

Membership Report: A check for membership that had been lost suddenly appeared. The member was contacted and we will accept the check as payment for next year. Report accepted.

Property and Maintenance Report: The locks on the clubhouse have been changed and keys are available.

The ropes and anchors have been removed. Straw bales have been purchased to place around the areas of the east beach where there is extreme erosion from drainage. The support beams of the stairs are actually just hanging in the air. It was suggested that the person responsible for putting in the stairs be contacted. Additionally, Hope has requested a meeting with Laurie Murphy to discuss the stairs and erosion.

The west beach needs weeding, trimming, and planting.

The Sound Beach PO Box (number 213) has been rekeyed and keys are available.

Hope met with the alarm company and got proposals about reactivating the alarm system. The previous Board committed \$11,000.00 for plans for a new alarm system. \$5,000.00 had already been paid. Hope has arranged for the alarm to be reactivated for much less and returned a check to the Board treasurer for \$5,711.00. The money would have gone to the company for the final payment for the plans.

An electrician advised Hope about the needed upgrades for the electrical panel for the clubhouse. The existing system can be repaired rather than completely replaced. A motion was made for Hope to go forward with her electrical plans for the clubhouse. Motion passed.

Hope has a phone and an answering machine that could be placed in the clubhouse.

The fence that had been purchased by the previous Board has been returned, and a different, less expensive fence will be purchased and installed.

The July 12, 2018 bill for trash pick up at the clubhouse was over \$400.00. Hope is checking into why we are being charged so much for trash pick up.

Report accepted.

No Beach Report

No Kayak Report

Public Relations Report: Pat suggested we join the Rocky Point Sound Beach Chamber of Commerce. The cost is \$50.00. The motion to join passed.

The Sound Beach sign near the Bedrossian property needs to be repaired or replaced.

Old business: After Super Storm Sandy the Board worked with the Town of Brookhaven for years to have them repair the stairs at the east beach. It had been determined that erosion and damage to the beach before the storm had been caused by a poorly installed drainage pipe on our property that TOB had installed. Therefore, the storm exacerbated the erosion problem and we lost our stairs. In June 2017 new stairs were built by the Town.

Because TOB maintains that they are not responsible for our stairs, a maintenance agreement was drafted for us to sign. Brian Calo, who was Board president in May 2018, was instrumental in safeguarding the SBPOA's role in the staircase repair and maintenance. However, in June 2018 Brian resigned from the Board and consequently, the agreement with TOB was never signed. Unfortunately, as a result, the relationship between the Highway Department and SBPOA has deteriorated.

The Town wants to know the status of the agreement. However, the east beach has had quite a lot of damage in the short period of time since they were installed, and it is possible that there was a design flaw in the stairs, or in their installation.

A motion was made to table the signing of the agreement with the Town until we can assess the damage to the stairs and surrounding area. Motion carried.

There has been no action on sending a letter to those on the bluff who received funds for material to do emergency repair.

Mimi requested that we decide exactly what the Board's position will be on "emergency repair situations." We will continue the discussion.

New Business: We're low on Board members. Our Bylaws state that we can appoint members during the year. We are able to fill open spots and not wait until the August meeting. However, at some point in the past, there was a motion passed by the Board to not fill vacant positions until August. Mimi made a motion to rescind the "to not fill vacant positions until August" motion. Motion carried.

Nicole Dionne-Kahlenbeck was elected as a new member.

Mimi asked that Randi be reimbursed for a plant that she purchased on behalf of the Board for Jim Patten's funeral.

PayPal cancelled our account. We will use PayPal again, but could increase the general membership cost to make up the difference of the PayPal fee. This will be discussed further at a future meeting.

Steve Smith was nominated Kayak Coordinator.

Steve Geiger, the former Property and Maintenance person, wrote a letter to Paul stating that he turned in the keys to the water control box on September 7, 2018. P/M will winterize the sprinkler system.

There are people waiting to rent the clubhouse as soon as it's available.

Mimi suggested we put in a fireplace.

The kayaks will be liability if they stay on the racks during the winter. The kayak racks will be dismantled in the winter in order to preserve them for the summer.

Jimmy stated that the roof needs repair. He will do some patching with "silver seal." The area around the bricks is settling. The blacktop is damaged in the area of the drain pipe outside of the bar area of the clubhouse.

The meeting was adjourned at 10:35.

Respectfully submitted by
Randi Piper-Gebhard

