

A rectangular area with a teal, wavy background resembling water. The text is centered within this area.

# *Wading River Shores*

Board of Directors Meeting– November 26, 2022

**AGENDA**

**Website Overview**

Suzanne Rader Kinkel, President

**Rentals/Safety Overview**

Suzanne Rader Kinkel, President

**Beautification Update**

Victoria Larson, Vice President

**Treasurer's Report**

Frank Gasparo, Treasurer

**Wading River Shores Constitution Update**

Frank Gasparo, Treasurer

**Survey Results**

Laura Page-Greifinger, Secretary

**BCCA E-Mail**

Laura Page-Greifinger, Secretary

November 26, 2022

The meeting of the Beach Club Civic Association was called to order at 9 AM, 11/26/22.

## **WEBSITE OVERVIEW**

Suzanne gave an overview of the new BCCA Website which is very impressive. All documents relating to Wading River Shores including the Constitution, and the By-Laws will be available for review on the site by all BCCA members. We will encourage members to utilize the website often.

Discussion of a newsletter to be posted on the site quarterly (a recommendation from the survey) will be followed up by the Board.

Discussion was held due to response on questionnaire of allowing Board members to expend monies to a certain limit. Based upon responses, the Board will get votes on all spending until a decision is made, based upon further input from the BCCA members.

## **RENTALS/SAFETY OVERVIEW**

There has been much discussion on email and in response to the questionnaire about rentals in the community and residents' safety. Community safety is a priority for this Board. The Board will continue to gather feedback on this and also legal counsel input on rights and responsibilities of the Board in response to what members of BCCA see and feel as threats to their well being and that of the community.

UPDATE: 18 Laurel Lane Tenants have been evicted and the home is being renovated. The Board President is in contact with John Biemer and will continue to follow up.

The Board discussion centered around rentals and the responsibility of the landlord renting the home. Riverhead Town has rental occupancy codes and the Board has reviewed this in depth and will proceed with Town codes being enforced by the landlord and will also review that certain items may be added to the By-Laws through amendments and will be addressed by the landlord and the landlord show proof of these items to the Board prior to the rental being approved.

## **DUES NOTIFICATION**

Dues notification and language of that notification will be completed in December, 2022 and followed through with the bank.

## **BEAUTIFICATION COMMITTEE OVERVIEW**

Victoria gave an update of the Beautification Committee.

Discussion ensued with the Board regarding fall clean ups and street cleaning.

The private roads are covered with leaves that are deep enough to leave tire tracks and pose safety issues for residents with driving and walking. The sluiceway on Beach Club Lane is also covered with leaves which may allow the drain at the end of the sluiceway to become backed up. It was decided that a one-time cleanup of the private roads (along the roadway only) would be a move forward and will let out bids to landscaping companies and then put the matter to a vote of the BCCA Members.

Discussion also was had about the Beach Club deck aesthetics and Oak Lane stairs. The Board noted that the homeowners at 38 and 39 Oak Lane have responsibility for the walls on the stairway which are buckling outwards and need repair. Once the walls are shored up and repaired, discussion can be had on the replacement of stairs and how that would be done. Response to the questionnaire reveals that a majority of BCCA members want the stairs closed until fixed due to the dangers posed. Also noted by the Board was a tree branch hanging over the trail to the beach that could pose a risk to members. The Board will review this as an ongoing matter while researching the walls of the staircase.

The Beach Lane Deck will be treated in the spring and also discussed were plantings to be placed at the fence wall to beautify the area for summer.

Discussion ensued by the Board regarding boat storage in the parking lot. The Board will again review in the next Board meeting (January, 2023) after discussion with legal counsel and town code input. Response in the questionnaire showed support for boat storage with trailers for winter months - 11/1 - 5/31 and then removal of the boats in the summer months to allow for car parking for the beach access. Response in the questionnaire also shows support for charging rental fees for boats stored there during the months above and that boats cannot be more than a certain length as the parking lot cannot accommodate them.

## **TREASURERS UPDATE**

Frank gave an update. BCCA is now on Quickbooks with all members having demographic information inputted into Quickbooks. The Board continues to verify emails, and phone numbers.

All vendors are now in Quickbooks. They include insurance, Town of Riverhead (taxes) and Legal (property)

There is a potential to put all dues payments into an “auto mode” so that notifications on dues will automatically go out and be tracked as to when payment is received.

There is potential to put all dues payments into Quickbooks which will simplify accounting.

Reports including a balance sheet can be completed and will be presented at all meetings. This will enhance the response in the questionnaire that full and detailed explanation of revenue and expenditures will be provided to BCCA Members.

The Board will continue to review technology available and what it can accomplish.

There is also potential to pay dues through Zelle or Venmo if members wish to do this. Frank is checking with bank and will report in the next update.

## **SECRETARY UPDATE**

Laura discussed the questionnaire response. There were 14/48 responses to the questionnaire. Communication is important and voices need to be heard. A strategic plan will be developed with a timeline based upon the voices of the members. It is important that all those members who did not return the questionnaire do so at your earliest convenience.

A seasonal newsletter is being developed to be placed on the website for all members.

An enhanced spreadsheet of all members demographic information is being developed.

Laura will review the BCCA Gmail account and see where we can enhance communication through email so that concerns can be addressed in a timely manner.

In addition, Laura will note members who have issues with their property and communicate with them to resolve any issues.

UPDATE: 14 Beach Club Lane has cleared the yard and removed the tarp.

200 Northside Road will trim bushes obstructing the Laurel Lane street sign

There being no further discussion, the meeting was adjourned at 10:20 AM.

The next Board meeting will occur on January 7, 2023 at 10 AM.