

BCCA Town Hall

Wading River Shores

April 16th, 2023 Town Hall Meeting

Purpose: in addition to our semi-annual community meetings, provide updates on our efforts to date and improve access to information

Suzanne Kinkel

President

- Accomplishments to date

Laura Greifinger

Secretary

- Community survey results
- Housekeeping

Victoria Larson

Vice President

- Community projects

Frank Gasparo

Treasurer

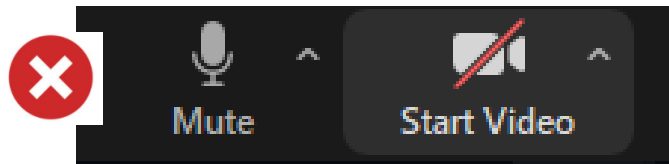
- Treasury update

Zoom meeting instructions – mute, video, chat & reactions

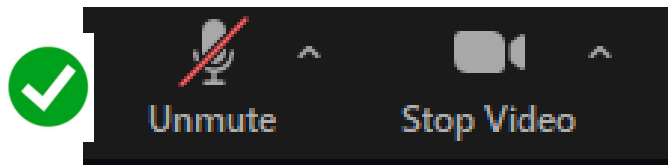
Mute & Video

Left hand corner of the toolbar

If it looks like this:

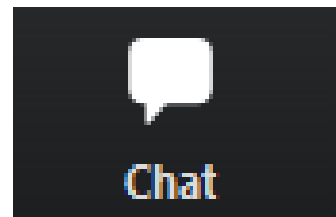


Change to this:



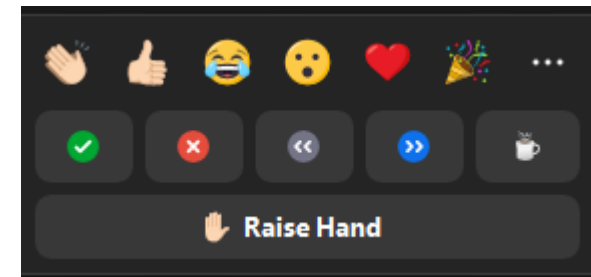
Chat

Middle of the toolbar



Reactions

Far right of the toolbar



Accomplishments to date (Suzanne)

- Monthly BOD meeting cadence
- Website completed
 - Meetings / bylaws visible to community
 - Open lines of communication / E-voting
- First virtual vote; fall clean up
- Safety issues addressed with rental property owners
- QuickBooks implementation
- Newsletter
- Welcome to our new homeowners

Community survey results & housekeeping (Laura)

- Community survey

- 48 surveys sent
- 14 responded
- Top concerns of those who responded
 - Rentals & Safety
 - Oak Lane stairs
 - Boat storage: split between if they be there or not, when yes; only between 10/1 – 5/31 and a size limit of under 25'
 - Lack of caring for certain homes
 - Lack of detailed financial information being shared with community
 - Lack of civility within the community

- Housekeeping

- Community demographics
- Communications
- Next community survey

Community projects (Victoria)

- Phase 1/short-term/next few months
 - ✓ Private road fall clean-up
 - Oak Lane stair repair
 - Scope of work: build new concrete staircase from road to gate, new concrete around drain, rebuild retaining walls, replace existing gate and fence
 - Quote #1 - \$100,000 from Seascapes Dock & Bulkheading Inc.
 - Quote #2 - \$38,600 from ABE Docks Corp
 - Quote #3 - \$26,500 from Unlimited Outdoor Designs
- Phase 2/mid-term/this year
 - Low/No Cost Beautification
 - Earth day clean up – Saturday April 22nd, Beach Club deck at 10AM
 - Parking lot
 - Plantings
 - Signage
 - Fall clean-up
- Phase 3/long-term/over a year
 - Maintenance of private roads

Treasury update (Frank)

- Current bank balance as of 4/7/23
 - \$22,758.56 in checking
 - \$4,001.36 in savings
- 2023 Dues
 - 42 properties have made timely payment
 - 5 properties & 1 boat still owe payment (\$1350)
 - 1 active lien (\$3000)
- Current annual expenditures (\$2,059.57.57)
 - Yearly property taxes (Riverhead Town) - \$728.76 (paid Jan 2023)
 - Fall clean-up (Sounds Garden) - \$1,080.81 (paid Jan 2023)
 - Website Development - \$250 one-time fee
- Upcoming expenditures (\$
 - Commercial Liability Insurance (U.S. Underwriters Insurance Company via Lupton & Luce) - \$1,796 for policy term 7/24/22-7/24/23
 - D&O Insurance (Mount Vernon Fire Insurance Company via ARC Excess & Surplus) - \$704 for policy term 8/6/22-8/6/23
 - Oak Lane stairs repair – >\$25,00
 - Beach Club stairs repair
 - Maintenance of private roads
- Ideas to fill the deficit/gap
 - One time assessment, prep-pay 2024 dues, bank loan, etc.