**MINUTES OF ANNUAL MEETING**

**9/21/2025**

The meeting was called to order by the President of the BCCA, Suzanne Kinkel at 6 PM.

**WELCOME**

New members Allison and Tom Cannon of 42 Beach Club Lane were welcomed by the President.

**REVIEW OF MINUTES FROM THE 2024 MEETING**

Minutes were reviewed by the President

**BOARD MEMBER PHILANTHROPY**

The Board wanted to preserve as much cash as possible for future projects such as Oak Lane stairs and private roads, and so decided to put their own money in. Projects funded by the Board include:

* Mailbox
* Plaque on Beach Club Deck that was replaced
* Website costs with all documents to provide transparency to the BCCA
* Keys for Beach Club Lane and Oak Lane stairs
* Quickbooks costs

**FINANCIAL REPORT**

YTD there is $36, 419 in the checking account and $4,003 in the savings account. This is more money in the Treasury than previously. Expenses have been paid in 2025 and all bills are paid through 2025.

**WEBSITE**

As Suzanne Kinkel managed the website, with new Board management it will be determined how or if the website will be managed

**BOARD TRANSITION**

All members of the Board of Directors of the BCCA have decided not to move forward. People within the community need to step up and volunteer. If there are volunteers for Board positions, the previous voting process will be continued with Larry Darcey volunteering to deliver ballots and then count the ballots. Again voting will be sealed but for BCCA members who request, homes that voted will be noted and that information will be given to them.

**OPEN DISCUSSION**

* Scheduling deck events was discussed and will be reviewed to see if this can be accomplished on the website to make it easier on everyone.
* Sluiceway/Culvert – Last meeting it was noted there was discussion and a work crew would be doing this but no one came forward. Discussed now as work crew went down recently and knotweed has now gone across the concrete and hard to cut down and the area is backed up. Need a backhoe to dig this out at this point and the box needs to be made wider. Work crew to be gotten by Pat Clarkin and will dig out and expand box and then continue to maintain. Larry Darcey also noted that after the first dig out, that perhaps a landscaper can maintain the area every 3 months.
* Rodent Issue – Discussion about literature and whether BCCA wants to notify legislature – perhaps best not to get on any list. Noted by Pat Clarkin that people can purchase dry ice and place over burrows. As it melts gives off CO2 and this will suffocate the rats in the burrows. Some residents have called exterminators. Will continue to monitor
* Lantern Flies Problem – Have noted these destructive creatures on deck, trees etc. If people see them, they should kill them. However, Milkweed helps to curb Lantern Flies as sap is toxic to them. Nicole Petti notes she will be able to perhaps get some milkweed so it can be planted.
* Landscaping Needs for the Community – Eileen Lipinsky noted that Fred is cutting the grass inside the deck area at Beach Club Lane. Many of the residents noted that this area should be given to landscaping vendors as health issues are impacting residents and that the Treasury should pay for this. In addition, Eileen and Fred Lipinisky noted that a tree on Oak Lane is dying. Residents noted that an arborist (tree specialist) should be called in to examine the entire community as our trees are very large. This person can give an evaluation of trees on people’s property. Companies noted are Sunburst, Bartlett and Bill Lucas. Pat Clarkin noted that every property owner is responsible for trees on their property. Also noted that Suzanne Kinkel noted that no property owner should have tree branches or bushes that are actually blocking the roads and that the property owner is responsible for trimming of their trees. Lisette Stafford noted that she has trees of other property owners that have overgrown into her yard. Pat Clarkin noted that she could cut these tree branches on her property but Lisette noted she is not able to do this and cannot afford a landscaper to do this. Perhaps a neighbor can assist or perhaps Scouts could think about doing this. The Board will decide to put this issue out for a vote.
* Signs for the community – The Board will get all new signage for the community. This will include 10 MPH speed limit signs, No Parking, No Standing signs, No Outlet signs, Hill sign for Beach Club Lane and Stop signs for Oak, Laurel, and Beach Club Lane. The Board is considering putting a Stop sign at Oak Lane/Forest Lane intersection, notifying trucks to stop there and walk down to houses at the end of Oak Lane to prevent turn around issues
* Blacktop- Pat Clarkin voiced opinion that based upon blacktop he has seen, that an estimate be gotten for Laurel Lane only to see costs. Perhaps one lane a year can be blacktopped. The estimate will be gotten and shared with all BCCA Members
* Oak Lane Stairs – Long discussion had about stairs. This community has been talking about this for a number of years. 2 more estimates were obtained by Fred Lipinsky. Both estimates were for stairs only. One for $22,000.00 noted pavers and one for $47,000.00 noted railroad ties. Pat Clarkin voiced an opinion that the community must address the full issue of backing up the bluff or we could put a staircase in there that would just crumble because nothing is holding it up. Some members are also of the opinion that we must address the full option. Members of the Board also agree that the full option must be addressed and sent out for a vote. In the past we have gotten estimates of over $100,000.00 to address the full issue. We must pull a permit from Riverhead and we need to see if the DEC needs to get involved (perhaps not so if the steps to the beach are ok.) A map was going to be pulled to see if we need a coastal erosion survey. Howard Kneller brought up the leaking pipe and while it has been addressed as the leaks arise, the Board will also consider that in the option. Following this review, an option will be put out to all community members with costs and a vote will be taken. The Board has decided to get Craig Larsen here to review the full option. He has seen the bluff. He has a tremendous amount of experience with these issues. Once we get his bid, we can send out another request to another person with the same amount of experience (there are few people who do this work)
* Art Lundahl brought up the point of a “doomsday plan” and does this Board have one if no one steps up. The Board noted that there is no doomsday plan at present. Potential volunteers were asked to email the Secretary of their intent.

There being no further discussion, the President closed the meeting at 7:30 PM.

**ADDENDUM**

People have volunteered to step up for Board Positions:

Laura Page-Greifinger – President

Jessica Long or Robert Bernard – Vice President

Allison Cannon – Secretary

Howard Kneller - Treasurer