

SOUND SHORE BLUFF PROPERTY OWNER'S ASSOCIATION

P.O. BOX 431 • NORTHPORT, NEW YORK 11768

SSBPOA General Meeting Sunday, June 5th, 2005 - Beach Park

Call to order and Reading of minutes:

John Sapienza called the Meeting to order at 10:45am. As Virginia Ackerman is no longer a member of the board, Joe Bica offered to take the minutes of the meeting, and John Sapienza read the minutes from the Fall General Meeting, held on October 30th, 2004. The minutes were accepted with one modification. There was an error on the cost estimate for Pea Gravel ground cover. The actual estimate was \$350, but the minutes incorrectly reflected a cost of \$800.

Treasurer's report:

Joe Gold presented the treasurer's report, and briefly outlined our general expenses, and balanced them against our expected income for the year. Joe detailed that we will collect \$16,000 in dues for the year, as well as \$5,850 in back dues for a total of \$22,200. Our current checking account balance is \$10,606, and our savings account balance is \$12,964.

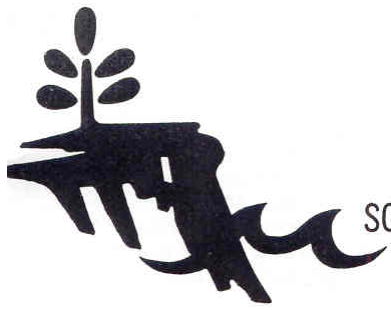
Jim Mauro noted that without the back dues, our expenses would be greater than our income, and suggested that we budget less for capital improvement by the lake, as this property has recently been renovated. Jim also suggested that the board maintain an emergency fund for unexpected expenses. John Sapienza explained that the budget reflected worst case costs, and that there is approximately \$6500 in our account for emergency use. A motion was made to accept the report, which was seconded. The vote to accept was passed.

Financial Secretary's report:

Kathy Smith presented the Financial Secretary's report. Kathy reported that 92% of the homes have paid their dues for last year, which means only 11 homes have not paid. Kathy reported that the bills for this year's dues were sent out the week prior to the general meeting. A motion was made to accept the report, which was seconded. The vote to accept was passed.

Beach and Lake Commissioner's report:

Joe Bica presented the Beach and Lake Commissioner's Report. Joe reviewed the work that had been completed since the fall general meeting, including the lake renovation, the installation of the safety ground cover under the playset, fence repair and general trimming and landscaping. Joe also discussed projects which are planned for this year including repair of the deck railings at both the beach and lake, and additional plantings. Joe asked that if anyone has plantings they would like to donate, he would be happy to incorporate them into the landscape.



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Beach and Lake Commissioner's report (continued):

Joe mentioned that there has been some minor vandalism on the properties including the removal of the tire swing from the playset, and the dumping of the garbage can over the bluff. He asked that all members help police the property by correcting those who they observe breaking the rules.

Lastly Joe mentioned that the Beach Person's position is still open, and said that if anyone was interested, they should contact him directly.

John Sapienza mentioned that his daughter would be interested in the position, and she wanted to start by sealing the deck before the heat of the summer sets in.

A motion was made to accept the report, which was seconded. The vote to accept was passed.

Old Business:

John Sapienza offered a few general comments. First he thanked Virginia Ackerman for the "excellent work" she had done on the newsletter. He then commented that in general we do not have the level of community involvement that is desired, and asked for greater participation.

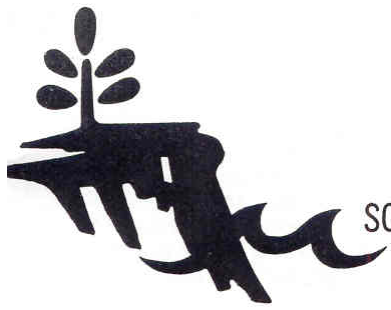
Jim Mauro noted that the safety ground cover was getting outside of the playset area, and asked what could be done to keep it looking neater. Joe Bica reported that raking of this area (and replacing the ground cover) would be a weekly duty of the beach person, so as soon as a beach person is identified, this problem should go away.

Nick Zafaris asked what could be done regarding people putting their garbage out on Friday, rather than Sunday Night. John Sapienza commented that this was a general community issue, but not one that the board has the authority to control.

Amy Rizzuto suggested that a list of beach person duties be created so the work to be done is clearly defined. Joe Bica mentioned that the list already exists, and this year the beach person will also be required to submit a weekly checklist on the work that was done each day.

Mario suggested that we could consider a beach watch program to keep control over the unwanted parties on the beach. John Sapienza suggested calling 911. Other members warned that similar programs had failed in other associations, as it created community problems.

Virginia Ackerman reported that she had met with Keyspan regarding the noise and she has a phone number to call if excessive noise is heard coming from the plant. She also mentioned that the town will be removing the drainage pipe which currently empties into Blanchard Lake.



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Virginia Ackerman commended John Sapienza for his persistence in getting the lake property improved.

John Sapienza reported that the blacktop at the beach property is deteriorating. He asked Joe Bica to review some quotations which we obtained last year. Joe Bica briefly described a few options ranging from \$6,000 (for resurfacing) to \$12,000 (for a complete rip and repave). Joe noted that the condition of the blacktop had worsened since last year, so he would need to check with contractors to see if resurfacing was still an option. John Sapienza said he could get the surface sealed for \$1K. Joe Bica reported that none of the contractors who submitted quotations were willing to provide a quotation to simply repair and seal the surface.

Keith Smith recommended that the board begin to set aside money so in a few years we could do the job properly.

Kathy Burke said that in her opinion the blacktop was fine as is. She also said that until a project is defined, and voted on, no money should be set aside in the budget.

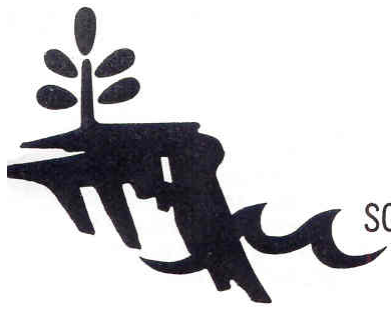
Jim Mauro suggested that only half of the blacktop be replaced, and grass should be planted on the other half, as people rarely park on the property.

Nick said that in his professional opinion simply resurfacing will not fix the problem, as the fix would likely not last long.

There was a lot of discussion regarding the possibility of tree damage. Virginia Ackerman said that if the trees would die as a result of this work, then the board would need to budget at least \$6000 to discard of the trees. Joe Bica said that the blacktop contractors all reported that any damage to the trees was unlikely. Joe also reported that tree specialists would also be called in for their professional opinion. John Sapienza said that he did not think the trees were an issue.

Ginny Goonan made a motion to assemble a committee to address this project, and make a formal recommendation to the board. The motion was seconded by Nick Prochilo, and the vote passed unanimously. Nick Prochilo, ~~Jean Schwarz~~, Valerie, Peter Ferrara, ~~Ginny Goonan~~, and ~~Keith Smith~~ offered to participate on this committee. (Crossed out names are board members who volunteered. It was clarified that the motion was to create a committee of non board members only, with the exception of the Beach Commissioner.)

John Sapienza made a motion to move forward with a low cost repair job (seal cracks) if the committee was unable to come to agreement on the scope of the project before the Fall General Meeting. The motion was seconded, and the vote passed without opposition.



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Kathy Teeple asked that we have someone look at the shade tree near the deck at the beach property as it looks unhealthy. Mario suggested that this was wind damage, and she should not be concerned. Joe Bica offered to have this looked into when the tree specialists are called in for the proposed blacktop project.

Peter asked if we held fund raisers to help defer our costs. He has experience raising funds for other organizations, and said he is would like to join the board and help out in this regard.

Paula commented that there is a house on Hewitt in disrepair, and it appears as though it will be rented to multiple tenants. She asked how the board could help. John Sapienza mentioned that the board has no authority over these issues, and she should address her concerns to the county representative.

Virginia Ackerman said that she has resigned from the board for her own reasons. She said that there was dissention on the board, as some thought the bylaws should be followed, and some felt they were not followed. Virginia said she took it upon herself and revised the bylaws.

The meeting was adjourned at 12:00 noon.