

SOUND SHORE BLUFF PROPERTY OWNER'S ASSOCIATION

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

**SSBPOA General Meeting
Sunday, September 25, 2005, 4 p.m. - Beach Park**

Call to order and Reading of minutes:

John Sapienza called the meeting to order. With the recording secretary position vacant Joe Bica offered to take the minutes of the meeting, and member Rose Schafer read the minutes from the Spring General Meeting held on June 5, 2005.

Virginia Ackerman made two clarifications to the minutes as read. 1. The document that she had distributed to all homeowners was not changes to the bylaws, but her **proposed changes** to the bylaws. 2. She clarified that she was not the only person who visited Keyspan regarding the noise issue. There were several other board members at the meeting as well.

A motion was made by Joe Gold to accept the minutes with Virginia's clarifications. Ginny Goonan seconded this and the vote passed without opposition.

Treasurer's report: by Joe Gold

Joe reported that the association was in "good shape" financially. The current account balance is \$29,300, and we are owed \$1,700 from the Waterside Park Association for their share of the security guard costs. This will bring our balance to \$31,000. The budget for next year is roughly \$15,000, which will leave a surplus of nearly \$11,000 and an emergency fund of \$6,000 (after all dues are collected).

Financial Secretary's report: by Kathy Smith

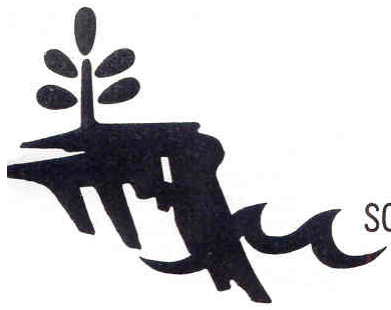
Kathy reported that 84% of the homes have paid their current dues to date. Of the remaining 16%, 12 of these 22 homes do regularly pay their dues. Second notices were sent out just prior to the General Meeting.

A question was asked regarding what was being done about the homes that never pay their dues. It was explained that we have been successful in collecting these back dues when the homes sell. Kathy also mentioned that a few homes with large outstanding balances have agreed to payment plans to pay their balance off over time.

A motion was made to accept the report as read. The motion was seconded, and the vote to accept was passed without opposition.

Beach and Lake Commissioner's report: by Joe Bica

Joe briefly reviewed the work that had been done over the past year and commented that the vandalism and damage to the properties was minimal this year. That being said, Joe reported that the pegs on the rock wall of the playset were recently stolen. Joe thanked Keith Smith for helping replace the pegs. Joe also thanked



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Whitney Sapienza for sealing the stairs and decks (top and bottom) and Tom Liebler for his work repairing the lights at the beach park.

There are still a few projects that were budgeted for but not yet completed. These include the addition of a picnic table at the beach park and the repair of the railing at the lake. Additional projects requested by association members included the addition of lockers at the beach to keep chairs and umbrellas and the upgrading of the shower area at the beach to include a foot shower. These projects will be reviewed at the next board meeting to determine if they should be funded and when they should be completed.

Joe also mentioned that the Blacktop Committee had made their suggestions to the board regarding this project at the previous board meeting. Peter Ferrara, who was part of this committee, reported that after contacting many blacktop contractors and tree experts, the committee recommended removing the existing blacktop and replacing in a similar configuration. Four contractors quoted this work and the pricing varied from \$11,200 to \$13,900.

A few members asked if we could save money if we replaced only half of the blacktop. Joe Bica mentioned that replacing half would cost a little less, but these savings would likely be spent on the remaining area by planting grass, trees etc, so the final layout decision should not be a financial one. Alex Latham offered his architectural services to help plan the final blacktop layout. We will need to get Alex a survey of the property so he can lay out a few options.

Joe mentioned that the beach person will continue to work through October to keep the property in good repair, but will only work twice per week.

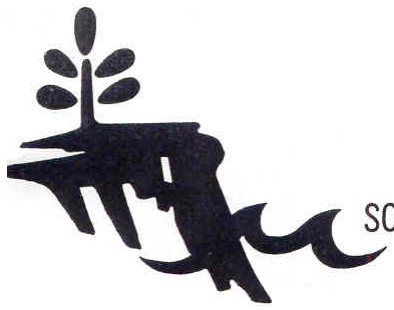
The beach party was held again this summer, and it was a big success with over 70 people in attendance. Joe thanked Eric Paul for offering his DJ equipment, and Eric Szabo (and family) for all their work preparing the property and cleaning up the following day. Joe also thanked the party committee for their hard work planning and organizing the event.

The Fall/Halloween party planning is underway and the date is set for 10/23/05. Flyers will be distributed soon and information can also be found on the association's new official website at WWW.SSBPOA.COM.

Kathy Burke offered additional information regarding possible tree damage resulting from the proposed blacktop project.

Keith Smith made a motion to accept the report as given. Ginny Goonan seconded the motion and the vote passed without opposition.

Old Business:



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Virginia Ackermann offered further opinions on the Bylaws modifications that she proposed and distributed as well as the way the board is run in general. John Sapienza assured homeowners that the board has always acted in a legitimate manner. He mentioned, as an example, the last dues increase. He detailed that the increase was presented at board meetings and a general meeting and was voted on at both.

Another association member (Rose) mentioned that she has “Never has seen a board do things in a more legitimate manner.”

New Business:

The main focus of new business was the election of the new board members. Candidates were identified to fill all positions and were announced to the meeting attendees. The only position with opposition was recording secretary. John asked that the attendees vote on all positions, with the exception of recording secretary. The vote to fill the positions with the announced candidates (see below) passed unanimously.

A blind vote was then held to determine the new recording secretary. Rose Schafer and Kathy Burke each introduced themselves as candidates for the position. Two board members counted the votes. Rose Schafer was voted in as the new recording secretary.

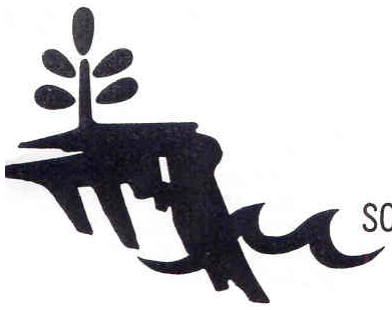
The New Board:

President	Keith Smith
Vice President	Ginny Goonan
Recording Secretary	Rose Schafer
Treasurer	Joe Gold
Corresponding Secretary	Jim Teeple
Financial Secretary	Kathy Smith
Beach and Lake Commissioner	Joe Bica

Block Reps:

Heather	Julia Labuskes
West	Ken Kroll
Oelsner	Nick Prochilo
W. Waterview	Jeanne Schwarz
Goodwin	Ed Swick
Blanchard	Carolyn Cooney
Hewitt	Peter Ferrara

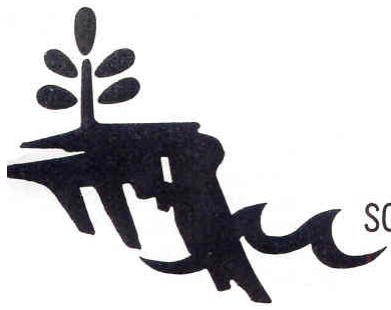
After the vote a new member of the association (Matt) mentioned that in his opinion the red algae is becoming a major concern. He said the condition is worsening and the sand down by Keyspan is black in some areas. He suggested that the board look into this matter.



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A motion was then made to adjourn the meeting, which was seconded and passed.



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**SSBPOA General Meeting
Sunday, September 25th, 2005 4:00 PM**

Meeting Attendees*

- 1) John Sapienza (President)
- 2) Rick & Jeanne Schwarz (VP, BR)
- 3) Joe Gold (Treasurer)
- 4) Kathy & Keith Smith (Financial Secretary, BR)
- 5) Joe & Michele Bica (Beach & Lake Commissioner)
- 6) Ken Kroll (BR)
- 7) Ginny Goonan (BR)
- 8) Kathy Burke & Jim Teeple (BR)
- 9) Rose Schafer
- 10) Julie & Pete Ferrara
- 11) Carolyn Cooney
- 12) Julia & Mike Labuskes
- 13) Alex Latham
- 14) Rose Mazzarella
- 15) Jim Burke & Jean Hrbek
- 16) Joan & Nick Zaffiris
- 17) Ed & Lori Swick
- 18) Virginia Ackerman
- 19) Valerie Gary
- 20) Tim Carroll
- 21) Judith Powell
- 22) Donald McGarry
- 23) Diane Huber
- 24) Matt
- 25) Vaidotas Bobelis

* Please Note: We forgot to pass around a sign in sheet so this list was compiled after the meeting. If there are any additions or corrections, please contact any board member or email bod@ssbpoa.com. Thank you!