



SOUND SHORE BLUFF PROPERTY OWNER'S ASSOCIATION
P.O. BOX 431 • NORTHPORT, NEW YORK 11768

SSBPOA General Meeting
Saturday, June 24, 2006, 10AM – Crab Meadow Beach Pavilion

Call to order and Reading of minutes:

Meeting called to order 10:15 by President Keith Smith.
Board introduced themselves to membership.

Minutes from Sept 25, 2005 General Meeting were read. Change requested to reflect “multiple decks and steps” by John Sapienza. Motion made by John Sapienza, 2nd by Mario Facinelli, all in favor to accept with change.

Treasurer’s Report: by Joe Gold

As of May 31, 2006 there is \$2,199 in checking, \$9,120 in savings. These figures are prior to dues collections. Sale of engraved bricks raised \$3,300 to fund the border and a walkway. Motion made by Jim Carroll to accept, 2nd by John Sapienza. All in favor, report accepted.

Financial Secretary Report: by Kathy Smith

2006-07 dues invoices have been sent out.

As of June 23, 2006 81 of 143 homes are paid which is 57%.

Total amount collected as of yesterday is \$10,125. Received approximately 10 more payments today.

Total amount of back dues collected by Kathy since 2001 is \$10,700.

Motion made by John Sapienza to accept, 2nd by Laurie Swick, all in favor, report accepted.

Lake and Beach Commissioner’s Report: by Joe Bica

Park Paving Project: The board discussed and voted to upgrade asphalt to commercial specs and to include paver border and irrigation in newly seeded area.

To be completed: walkway connecting walk in gate to black top.

Joe received 2 applications for the beach clean up workers from Eric Szabo and AJ Squillante. These two persons are sharing the position.

Beach Clean Up was held on May 21, 2006. Even though it rained there was a good turnout of helpers. In addition to clean up and plantings, the old flagpole was located and set up using 600 lbs of cement. The gate at the top of the stairs was replaced and the deck below was repaired. All of this was done for less than \$150 thanks to the work of volunteers.

Lake Property: Retaining wall was repaired by Aspen Landscaping free of charge.

Will plan to improve Lake property in the future.

Alex Latham was thanked for supplying the plans for the park project free of charge.



Motion made by John Sapienza to accept report, 2nd by Alex Latham, all in favor, report accepted.

Old Business:

LIPA Power Plant noise issue brought up by Mrs. Zaffiris.

Reminder of how a few previous board members had met with LIPA: Keith Smith, John Sapienza, Jim Teeple, Kathy Burke and Virginia Ackerman.

Discussion ensued. Some parties are requesting a number to LIPA which they can call when a loud noise occurs. Mr. Zaffiris mentioned he has a number to call and he tells them “to close the doors”. Keith will follow up with LIPA to try and obtain a phone number for persons to call.

Laurie Swick inquired about the possibility of a foot shower, which will be considered.

Issue of the basketball court; 1 vs. 2 hoops, replacement vs. existing hoop, was brought up and discussed. Joe Bica will obtain estimates and bring information to the fall meeting at which time a vote can be taken. Mrs. Rogers would like to go on the record that she “doesn’t think our beach association needs a basketball hoop.”

Issue of floating dock was brought up and discussed. Some parties expressed interest in a floating dock while others expressed opposition. Tom Maritato uses light wt. floats in Maine and will provide info & Joe Bica will obtain info and report back at fall meeting.

Issue of Insurance was brought up, especially as it may relate to above issues- basketball court, and float. Clare Connaughton volunteered to look over the insurance policy.

Jim Teeple reminded members to communicate suggestions to their block reps and for block reps to communicate information to members.

Motion was made by John Sapienza and 2nd by Carrie Liebler to move on to new business. All in favor.

New Business:

Annual Summer Party is set for August 5th.

Newsletter and idea to advertise to raise funds to cover costs of color printing was brought up by Corresponding Secretary Jim Teeple. Discussed.

Request was made by Ms. Levitz for an annual report or financial statement to be provided. Charlie Rogers suggested a summary to include general expenses and income. Joe Gold stated he could prepare a list of checks to reflect expenses for the fall meeting. The membership expressed approval of this.



By-Law Amendments:

Virginia Ackermann asked if her proposed by-laws would be voted on at this general meeting. Keith Smith reported that the Board of Directors unanimously agreed that we would only vote on the Board-proposed By-laws amendments. Keith Smith explained the Board's position, citing excerpts from the By-laws and the historical role of the Board. Keith Smith further explained that the manner in which Ms. Ackermann used to bring her proposal to the membership was inappropriate for the Association. Sending out personal By-laws communications at the same time as the Board caused confusion among members. Her proposal also contained some information that was not factually correct. The Association members in attendance agreed to vote on the Board-proposed By-laws amendments and to form a committee to further evaluate the By-laws for future amendments.

A motion was made by Judy Cramer to table any by-law voting. A 2nd was offered by Gene Kaplan. A vote was taken: In favor of tabling: 15, Opposed to tabling 28. Motion denied.

A motion was made by Jim Mauro to vote upon bylaw amendments presented by the board of directors; a 2nd was offered by Laurie Swick. In favor of by law amendments - 38, opposed – 2. By Law amendments as presented by Board of Directors was approved.

It was noted by Bud Willie, that under "Article XV – Amendments" the word "should" should be "shall" in the sentence "Notice of such meeting shall contain mention of the action to be taken and *should* be distributed to the members at least three weeks in advance." It was mentioned that this was not done intentionally and that it would be corrected in the next by law amendment.

A motion was made by Judy Cramer to create a committee to further evaluate the bylaws. 2nd by Gene Kaplan, all present were in favor. President will appoint chairperson, and interested parties would sign up at conclusion of meeting. This committee will plan to address issue of proxy voting as well as any other suggestions for additional changes to the by laws.

Mr. Rogers would like to see more communication to the community.

John Sapienza made a motion to adjourn at 12:15 pm., 2nd by Maureen Console and passed.

Attendance follows. If there are any additions or corrections to the attendance please contact any board member or email bod@ssbpoa.com.



Attendance By Block

Block	# Homes	# In Attendance	% In Attendance
Blanchard	12	2	17%
Goodwin	16	10	63%
Heather	11	2	18%
Hewitt	21	7	33%
Oelsner	26	9	35%
West	28	6	21%
W. Waterview	29	13	45%
Totals	143	49	34%

Attendance by Member

(Members street names removed for web posting.)

	Name	Street			Name	Street
1	Ackermann			26	Malizia	
2	Bica*			27	Maritato	
3	Cramer			28	Mauro	
4	Carroll			29	Mazzarella	
5	Connaughton			30	Powell	
6	Console			31	Prochilo*	
7	Cooney*			32	Rao	
8	Day			33	Reiss	
9	Donaldson			34	Rogers	
10	Egan			35	Rosa	
11	Facinelli			36	Sapienza	
12	Ferrara*			37	Schafer*	
13	Frigenti			38	Schwarz*	
14	Garambone			39	Seman	
15	Gary			40	Smith**	
16	Gold*			41	Sposato	
17	Goonan*			42	Swick*	
18	Hrbek			43	Szabo	
19	Huber			44	Tarlow	
20	Kaplan			45	Teeple*	
21	Kroll*			46	Wawrzonek	
22	Latham			47	Willie	
23	Levis			48	Wingate	
24	Liebler			49	Zaffiris	
25	Loscalzo				*Board Member	