

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

SSBPOA Fall General Meeting Saturday, October 14, 2006, 10 a.m. – SSBPOA Beach Park

Call to Order and Reading of Minutes:

Meeting called to order 10:15 a.m. by President Keith Smith who then introduced the board members present.

Minutes from June 24, 2006 General Meeting were read. Motion made to accept minutes, seconded and all present voted in favor to accept.

Keith Smith discussed two letters received by the Board of Directors (BOD) from a member who was unhappy with the BOD's actions regarding the recent By-law amendment process and was threatening legal action. The member also expressed her expectations of the financial information to be passed out at the June general meeting. Keith then discussed the Board's response. He noted that this member was invited to attend the September BOD meeting and was encouraged to attend the general meeting to express her views in person. [Note that later in the meeting, this subject came up again. The membership asked for the name of the party threatening legal action and the contents of the letters. A motion was made and a vote was taken and passed to have the letters read, as the membership should have a right to hear any letters to the Board. In response to this vote, the writer was identified as Jean Hrbek and her 2 letters, as well as the BOD's response were read to the membership.]

Treasurer's Report: by Joe Gold

In response to a request by the membership at the spring general meeting, Treasurer Joe Gold handed out a list of all SSBPOA checks written for expenses during the last year.

Currently there is \$9,816.97 in checking and \$10,147.77 in savings. These figures are prior to a recent check received from the neighboring association for their share of guard duty expense.

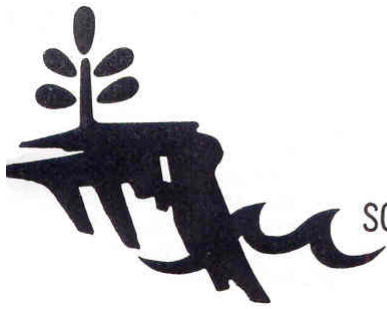
Joe also explained that the list of checks handed out includes monies coming in and going out for special events, i.e. member admission checks/cash, which are really separate from Association finances, but the checking account is used as a convenience for the social mission of the Association. After discussion, Joe agreed to further clarify these transactions in the account. Motion was made to accept the treasurer's report, seconded and accepted.

Financial Secretary Report: by Kathy Smith

A block-by-block status of dues collection was provided and currently 131 homes are paid with 12 outstanding, resulting in a 92% collection.

Motion made to accept, seconded and accepted.

Lake and Beach Commission: by Joe Bica



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Floodlights were restored to service with help from member Tom Liebler.

In response to membership requests, a foot shower was added to beach deck shower and a new bench was purchased and installed adjacent to the beach park playground.

Next on the list will be attention to the benches and railings at the lake.

Excluding beach person expenses, budget estimates were over by \$65. Capital improvement estimates were under by \$5,000, but blacktop project added \$12,000.

Investigation for replacing the existing basketball hoop range in cost from \$300 to \$2,000.

In response to a member question, the board will look into cost of on-site engraving for existing paving blocks. Also, the Board will consider another brick fund raiser possibly for a walkway to the upper deck.

Motion made to accept report, seconded and accepted.

Old Business:

Issue of a second basketball hoop was discussed. After discussion a vote was taken, and with all but two members opposed to the installation of a second hoop, the decision was made to drop the pursuit of a second hoop.

The By-laws committee formed at the spring meeting met and identified recommendations for changes to the By-laws. These recommendations will be discussed by the BOD over the winter and presented at the spring general meeting. One member expressed an opinion that he would be opposed to any changes "that would weaken the authority of the Board."

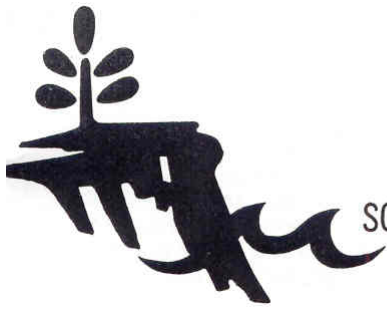
Noise pollution from the LIPA plant – a complaint hotline can be utilized by the membership 1-800-490-0025.

Clare Connaughton reviewed the insurance policy and made several unofficial recommendations. The medical expense coverage is \$5,000 and should be increased; the policy doesn't cover Board-hired workers; and the policy excludes coverage for persons injured while taking part in athletics. Keith Smith will pursue corrective changes with Clare's help. This led to the question of whether someone can sue individual members for injuries received on SSBPOA property, and an answer to this will be pursued.

Additionally, after some discussion there was general agreement that more cautionary signs would be prudent. The board will identify additional signage, and advise community of such in future correspondence.

New Business:

A discussion ensued about possibly hiring an attorney to review any adopted changes to the By-laws as recommended by the By-laws committee. After discussion on the required expertise of such an



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attorney, Keith agreed to look for one with member Lynn Latham's help. Members in attendance were in agreement with no negative opinions expressed regarding the hiring of an attorney.

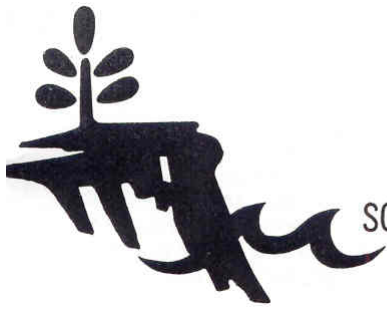
Joe Bica solicited requests for additional property improvements and advised that in the near term future he will trim the berry tree at the beach gate entrance, remove a dead tree near the playground, and trim back the bluff growth. A member commented that these types of general maintenance decisions should be left up to the BOD.

It was agreed that the next (spring) general meeting will be a weekday night at 7 p.m. in an effort to avoid interfering with members' weekend plans.

Meeting was adjourned.

Attendance follows. If there are any additions or corrections to the attendance, please contact your block rep or email bod@ssbpoa.com.

Respectfully submitted by Rose Schafer.



Attendance By Block

Block	# Homes	# In Attendance	% In Attendance
Blanchard	12	1	8%
Goodwin	16	4	25%
Heather	11	2	18%
Hewitt	21	8	38%
Oelsner	26	7	27%
West	28	3	11%
W. Waterview	29	6	21%
Totals	143	31	22%

Attendance by Member

(Members street names removed for web posting.)

	Name	Street			Name	Street
1	Bica*			17	Reinesch	
2	Console			18	Rogers	
3	Cooney*			19	Rosa	
4	Cramer			20	Rosenberg	
5	Facinelli			21	Sapienza	
6	Ferrara*			22	Schwarz*	
7	Gold*			23	Seman	
8	Goonan*			24	Smith**	
9	Hrbek**			25	Sposato	
10	Kroll*			26	Swick*	
11	Labuskes*			27	Tarlow	
12	Latham			28	Teeple*	
13	Liebler			29	Tursi	
14	Mauro			30	Warren	
15	McGarry			31	Zaffiris	
16	Prochilo*					

* Board Member

** Left before meeting called to order.