



**DRAFT**

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

**SSBPOA Spring General Meeting Minutes**  
**Thursday, June 14, 2007 - 6:30 PM - SSBPOA Beach Park**

**Meeting called to order** at 6:40 PM by President Keith Smith.

**Minutes** of 10/14/06 General Meeting were read. Motion made to accept minutes, seconded and accepted.

**Correspondence:** A letter was received by the Board of Directors from a member who was concerned with paint cans routinely being thrown out with regular garbage and spilling in the street. It was decided that mention will be made in the next newsletter and on the website. In addition, the TOH can be called to report such incidents.

**Treasurer's Report:** by Joe Gold.

As of 6/14/07 Checking balance \$11,812. Savings balance \$10,168.

Generally there has been little expenditure, as savings is being replenished. Motion was made to accept the treasurer's report, seconded and accepted.

**Financial Secretary Report:** by Kathy Smith.

For current fiscal year 49% of homes are paid, 70 of 143 homes, totaling \$8,750.

For last fiscal year: Seven homes were unpaid, 5 -West Waterview, 1 -Oelsner, 1- Hewitt.

Motion was made to accept financial secretary's report, seconded and accepted.

**Lake and Beach Commissioner Report:** by Joe Bica.

- Joe reviewed some recent projects which have been completed, including trimming of bluff for \$1,200, grinding of stump \$50, replacement of Basketball hoop for \$269 w/installation of hoop done voluntarily by Joe Bica.

- Lake repairs of benches and railings have been deferred.

- Beach clean up cost was \$375 in material, including split rail fence posts, shower repair, topsoil, plantings and mulch. Labor was donated by a few volunteers who worked to plant, grade dirt, seed areas in need, clean and perform some repairs at the park facility. Joe thanked the volunteers who did a lot of work at the park prior to the clean up date, as well as in the rain on the clean up day.

- Regarding the pavers for the walk in gate, which had been previously approved as part of the black top project - the engraving of the bricks raised \$1,200, which should cover the costs of the walk in gate pathway. Joe states the engraving company (North Shore Monuments) has said the on site engraving can be done if there are a few bricks at a time to be engraved.

- Beach person duties will be performed by Eric Szabo. The gates will be locked every evening at approx. 9 PM. The combination was made available to all members in good standing. A discussion regarding the locking of the gates took place, and those present were in agreement to lock the gates. Motion was made and seconded to accept report.



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**Old Business:** report by Keith Smith

- Basketball backboard replaced by Joe Bica.
- Insurance has been changed from Sammis to Hart Agency and now includes liability and Board of Director Insurance. The pricing was similar for the liability insurance and the BOD insurance was \$600 additional.
- Nick Zaffiris mentioned signage should be considered at the properties, r/t no trespassing, etc. Keith responded we have some signs in place, and more signs are under consideration.
- SSBPOA Proposed By-Laws modification – June 2007 document was reviewed and discussed and voted upon item by item. (Attendance varied throughout the discussion and voting.) Items 1-8 passed with 20 yes votes, 0 no votes. Items 9-10 had 21 yes, 0 no. Item 11 initially had 12 yes votes, 3 no votes and 3 abstained; further discussion took place, a motion was made and seconded to revote, Item 11 which then received 18 yes votes, 1 no, 1 abstained. Items 12-14 passed with 20 yes votes, 0 no votes.

**New Business:**

- A homeowner made a suggestion to border the street frontage of the park in Belgium Block to complete the look.
- It was mentioned that some people put out their garbage cans days before scheduled pick-up. Plan to mention this in the newsletter and on the website.
- Jim Maloney requested replacing the existing split rail fence along the top of the bluff for safety reasons. He suggested using an unobtrusive, decorative fence, one that would blend with the landscape similar to the one along the front of the property. He stated he would be willing to investigate replacement fencing, and to contribute monetarily.
- Laurie Swick requests trimming of the tree producing purple berries near the park entrance.
- Annual BBQ set for Saturday, August 4<sup>th</sup>, 2007.
- John Riconda of WPA, who lives next to the eastern border of SSBPOA park, requested to speak about the play set. He requests it be moved to another area in the park. He states it attracts the teenagers in the present location, which is not well lit, and away from the street. It creates a noise nuisance to him. Discussion ensued regarding further securing the property; some possibilities which were brought up were spot lights, cameras, key card entry systems, higher fences.

**New Members:**

Neil Mistry, who moved into the home on the corner of West and Blanchard, was welcomed.

Meeting adjourned 8:30 PM.

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

Respectfully submitted by Rose Schafer.



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### Attendance By Block

Block	# Homes	# In Attendance	% In Attendance
Blanchard	12	2	17%
Goodwin	16	3	19%
Heather	11	1	9%
Hewitt	21	7	33%
Oelsner	26	2	8%
West	28	2	7%
W. Waterview	29	5	17%
Totals	143	22	15%

### Attendance by Member

(Members street names removed for web posting.)

	Name	Street			Name	Street
1	Bica*			12	McGarry	
2	Engellis			13	Mistry	
3	Facinelli			14	Maloney	
4	Ferrara*			15	Rizutto	
5	Gold*			16	Sapienza	
6	Goonan*			17	Schafer	
7	Kroll*			18	Smith**	
8	Labuskes*			19	Swick*	
9	Latham			20	Tarlow	
10	Levis			21	Teeple*	
11	Mauro			22	Zaffiris	
					<b>*Board Member</b>	