



NSBPOA General Membership Meeting

Sunday, September 24, 2023
9:30 AM

Pledge of Allegiance

Roll Call 9:37AM:

Present: Bob Leonard, MaryAnne Metzke, Michael Gorton, Jr., Gina Carpenter, Laurie Morrow (virtual), Sandy Hooker, Kevin Cleary, Christina Alcee, James Weber, Gene Stith

Absent Excused:

Absent: Sean Ognowoski, Anthony DiGuglielmo

Quorum is NOT Present: 23 Proprietary Members Present

Table Motion to approve the minutes from General Membership Meetings held 7/16/23 and 8/27/23.

President Bob Leonard Addressed the association on his time as president and time on the board.

Meeting is turned over to Nick Lomangino who will swear in the board on behalf of Connie Iverliono .

ALL PRESENT BOARD MEMBERS TAKE THE OATH AND ARE SWORN IN.

Swearing in New Board

- Officers of the Board
 - President- Mary Anne Metzke
 - Vice President: Gina Carpenter
 - Treasurer: Robert Leonard
 - Secretary: Michael Gorton Jr.
- Board of Directors:
 - Christina Alcee
 - Kevin Cleary
 - Sandy Hooker
 - Laurie Morrow (virtually)
 - Steven Rosario
 - Gene Stith
 - James Weber
 - *Vincent Cipolla - newly elected Board Member not present - will be sworn in at next Board meeting Sean Ogonowski not present.

President Report

Mary Anne Metzke

- Discussion on the board members who are absent and how they will be sworn in was held
- MaryAnne addresses Bob Leonard and awards him and thanks him on behalf of the association for time served. Is issued a citation from the board and September 24 declared Bob Leonard Day

Vice President Report

Gina Carpenter

- No separate report. Gina discusses that she is looking forward to serving as VP and is excited for the future.

Treasurer Report:

Bob Leonard - Passes on report to allow Mike Gorton to deliver report

Michael Gorton, Jr. (outgoing treasurer - Final report)

- Financial Presentation - As of 9/23/23

Account Balances:

Checking 8110:	\$53,080.61
Savings 8919:	\$20,009.40
Savings 9669:	\$87,543.31
Total:	\$160,633.42
PayPal Bank:	\$431.61

Total Bank Accounts: \$161,065.03 - Last year at this time we had \$171,193.02; deficit of \$10,127.99 shortfall

Mike addressed the bank accounts as of today and the budget as of today. Copies were provided to membership. Mike suggested recommendations for next year's budget preparation. This information was shared with membership and the board prior to this meeting.

Question and comments from membership:

- regarding the big ticket items at the end of the budget. Mike answered the question as some items were being worked on and checked off by the end of the year.
- raised a point that the EB rate does not really address the membership shortfall
- wanted to know about the old access gate from Hallock as maybe that can be reused. The board addressed the questions.
- question regarding accounts on the balance sheet and who makes up the budget - board or accountant. Mike addressed the question.
- Mike concluded his report with some suggestions for the association to look at and to work towards financially in the coming years. He also brought some concerns that should be kept and eye on.
- A discussion with members was had regarding the income stream and how expenses have gone up while income remained the same. Increases in membership fees are necessary in the conclusion.
- Members wished to know what is the most immediate action to turn the association around. Mike addressed that the finance committee will work on that and report back to the board.
- Member suggested doing way with the Early Bird rate
- Members addressed that we need more members to attend the meetings.
- Members had a question about the Budget regarding the Early Bird Numbers. Mike addressed their questions.
- More questions from Membership regarding operating revenue. Mike addressed the questions.
- Members brought up that Long time member beach occupancy has dropped, wants to see more access points, think lack of is affecting membership Other members and the board address the questions and process of opening a new access point.

- Board member Steve Rosario: addresses membership on their concerns. Due to his work, NSB is not alone in their concerns. Inflation has hurt us and lack of donations hurt us as well. Challenges lie ahead for the new board.
- President Metzack stressed the importance of the Financial Review Committee moving forward. She addresses many concerns the association has and faces. Requires team effort and teamwork.

Secretary Report

Mike Gorton, Jr.

Christina Alcee , taking minutes for Mike Gorton, Jr. today.

- No Report

Report of Committees:

Beach Report

Gina Carpenter

- Informed the members that the beach is closed for the season. Kayaks down and stored this week. Thanked membership for cooperating with removal of watercraft from racks..

Membership Report

Laurie Morrow/Sandy Hooker

- Currently, we have 702 memberships. 738 last year. 417 EB this year. 431 EB last year. 63 new members this year. 73 new last year.
- A member who is a real estate agent addresses the membership. Offered info on the turnover of residents. Discussed how he addresses NSB with new home buyers. Offering suggestions for the board to help increase awareness and membership.
- Members addressed concerns about untruths on some websites or pages about membership.

Activities Report

Michael Gorton, Jr.

- Country Line dancing - \$1797.36 net profit. Will be brought back this year. Will be slightly different.
- Comedy night - \$1703 - net profit. Well attended, almost sold out the place.
- Requested members to get involved in this committee. New ideas needed and input from others.
- A brief discussion on ideas for next year was had.

Clubhouse Report

Kevin Cleary

- Discussion on the handrail was had. It was reported to be done this week.
- Discussion on trash pick up was had..
- A discussion was had regarding the association truck. Members brought up an idea about keeping the truck in a garage to see if a member had a spare one..

Security Committee:

Sean Ogonowski

- Kevin gave a report: discussed a break in and theft of items from the clubhouse. Police report was filed and detectives were working on it. Video surveillance was turned over to SCPD. This is an active and ongoing investigation, not further comment.
- Discussion by board members about further security and additional measures that need to be taken.

By laws Committee

Al Hanson, Chairperson

- Working on a few items. Reminds everyone that appointments for the standing committee are open. If you want to volunteer for a committee, discuss with the president.

Beautification Committee

Gene Stith

- In progress
- Gene will likely have another committee meeting soon.

Nominating Committee Report

Connie Iverlino, Chairperson

- In progress.

Roads Committee Report

Vacant, Chairperson

- In progress; Crucial with getting quotes for FB. will see improvements soon.

Financial Review Committee Report

Michael Gorton, Jr., Acting Chairperson

- No meeting currently scheduled- likely mid-october. Will send out email to membership.
- As Mike and Bob get together, this committee will be crucial and helpful.

Technology Committee

Vacant, Chairperson

- Maryanne Metzack: it's been in progress, we need to enhance what we have. Good website. Small social media presence. need more ideas to utilize these resources. We will put out an email to get interest in committees.

Old Business

- Kevin Cleary: Gave a report regarding locks and keys for 2024 Will be updating the equipment.

New Business

- Member: Rain Garden drains need cleaning, brush is encroaching on these drains again; by the rain garden. Will need to be trimmed back. He will take care of it and keep on top of it.
- Gina: offered to help..
- Member inquired about a tram at Friendship Beach? Donation?

Good and Welfare

Historical society has its 25th annual tea 10/22/23 3PM.

Next Meeting Date

November 19, 2023 - Budget Presentation

Meeting Adjournment

10:47 AM w/o motion - no quorum.

Minuets recorded by Christina Alcee and edited by Michael Gorton, Jr, Secretary.