



# NSBPOA General Membership Meeting

## Sunday, November 19, 2023

### 9:30 AM

#### **Pledge of Allegiance**

#### **Roll Call: 9:38AM:**

**Present:** MaryAnne Metzke, Gina Carpenter, Bob Leonard Michael Gorton, Jr., Laurie Morrow, Sandy Hooker (virtually), Kevin Cleary, Christina Alcee, James Weber, Gene Stith, Sean Ogonowski, Vin Cipolla, Steve Rosario

**Absent Excused:**

**Absent:** Gene Stith

#### **Quorum is Present: 27 Proprietary Members Present**

**Motion to approve the minutes from** General Membership Meetings held 7/16/23 and 8/27/23 and 9/24/2023.

Motion made by Laurie Morrow

Seconded By Stephen Rosario

**All in favor, no abstentions - Motion Passes**

#### **President Report**

**Mary Anne Metzke**

- Discussion on Committees. Will ask for a call for members to join the various NSBPOA committees. Secretary will reach out to membership for information and a call to join NSB Committees.

#### **Vice President Report**

**Gina Carpenter**

- Discussed the new board and they are off to a good start.

#### **Treasurer Report:**

**Bob Leonard -**

- Presented the 2024 Budget for NSBPOA. Questions were entertained
- Rich Kabelic asked insurance questions - why they are overstated. Mike answered as per Insurance Agency request.
- Al Hanson wanted to know about the insurance trips and falls that were under NSB. Mike Answered.
- Rich Kabelic had questions about the Early Bird Rate. MaryAnne addressed his questions.
- Nick Lomangino questioned separating the clubhouse expenses from the Beach expense as discussed at the finance committee meeting. Question was addressed by MaryAnne. She mentioned that the board has met and discussed that and how the clubhouse is financially. The board will be working on that and looking into that.
- Rich asked for a balance sheet at meetings as we have had in the past. He wants to see on paper the account info – “what's in the budget”. Bob and MaryAnne answered the question.
- Steve Rosario addressed some questions. Discussed the board is working on having a reserve fund and capital fund accounts.
- Al Hanson questioned the Roads budget with the current potholes along soundview.

- Candy Asselta brought up pot holes on Soundview, they are getting bigger and needs to be addressed
- James Weber discussed fixing potholes

#### **Account Balances:**

Checking 8110:	\$12,814.77
Savings 8919:	\$20,009.73
Savings 9669:	\$87,544.86
Total:	\$120,369.36
PayPal Bank:	\$28,024.35
<b>Total Bank Accounts:</b>	<b>\$ - 148,393.71</b>

**\* Budget was voted upon via email and approved and passed prior to today's general meeting, allowable under NYS Law**

#### **Motion to Affirm the Budget**

**Steve Made the motion to Affirm the Budget**

**Gina seconded the motion**

**All in favor, none opposed, no abstentions**

**Budget has been affirmed by the board in front of the general membership.**

#### **Secretary Report**

***Mike Gorton, Jr.***

- Discussed phone calls that have been coming in inquiring about the rental of the clubhouse
- Discussed bringing Text Messaging as another way of communication from the board to its members
- Discussed the emails on the website under the members section as an email archive.

#### **Report of Committees:**

##### **Beach Report**

**Gina Carpenter**

- Gina discussed gates being left open
- New fencing installed at Friendship.
- Thanked Nick for soliciting the quotes and work on the fencing.
- Discussed wider entrance at Friendship
- Hallock pedestrian gate installed at Hallock. Needs lock and Chain
- Stephen Rosario brought up "Save the Sound" and the recent grades it gave to our beaches. Our beaches were rated between a B and a B+
- Al Hanson addressed the CO for the Broadway Stairs. The need for it at Broadway is important. MaryAnne will investigate and address.

##### **Membership Report**

***Laurie Morrow/Sandy Hooker***

- Currently, we have 750 memberships. 417 EB this year.
- 26 Members in 2024 so far
- Inquiries form New Home owners and general membership questions come into the email.
- Rich Kabelic asked about how the new homeowners are identified.
- Nick Colina said he as a RE agent could generate that report which may be helpful to the membership team.
- Sandy asked for Nick to reach out to her via email.

- MaryAnne addressed new keys for 2024. Problems with 2023 were addressed. Board worked on getting new keys that are different and will hopefully have less issues.
- New Rates were discussed by Mike Gorton, Jr.

### **Activities Report**

#### ***Michael Gorton, Jr.***

- Southbound Concert was announced for July 19, 2024 at the clubhouse with LineDancing
- MaryAnne announced the Toy Drive on Dec 8, 2023 6:30 to 8:30 pm All toys will go to LI lending hands
- Wine and Paint night in January, TBA

### **Clubhouse Report**

#### ***Kevin Cleary***

- 2024 Bookings have been been active
- New Handrails have been installed
- A Clubhouse meeting was held to find ways to make it more profitable.

### **Security Committee:**

#### ***Sean Ogonowski***

- Discussed the cameras up and running. It has been positive so far.
- Al Hanson asked about how long the cameras were up. Steve addressed.
- Al Hanson questioned the break in. MaryAnne addresses the updates on it.
- Mike addressed the emails and communications on it.
- Nick asked about winter locks for the parking lots and when they would be installed. No date has been set, but will be announced via email.

### **By laws Committee**

#### ***Al Hanson, Chairperson***

- Al addressed the future work on the committee and gave an explanation on the process.
- Mike addresses the proxy document that is available and how Attendance by proxy works.

### **Beautification Committee**

#### ***Gene Stith***

- Progress, Gene not in attendance.

### **Nominating Committee Report**

#### ***Vacant, Chairperson***

- Progress

### **Roads Committee Report**

#### ***Vacant, Chairperson***

- MaryAnne called on Nick for a report, but just mentioned that there are potholes
- Al Hanson questioned buses on Soundview. Reach out to the bus committee as this was asked years ago, but it seems to be happening again. MaryAnne will follow up.

## **Financial Review Committee Report**

### ***Michael Gorton, Jr., Acting Chairperson***

- Mike Gorton, Jr. discussed the meeting
- Committee discussed a Legacy fund. This opportunity to set aside funds from your estate when you pass will help benefit NSBPOA. Committee Suggests this be made a priority.
- Discussed how the committee came up with suggestions on the Budget. The committees established financial goals for the treasurer to work to in compromising the budget. Bob did use the parameters set forth by the committee..

## **Technology Committee**

### ***Vacant, Chairperson***

- Progress

## **Old Business**

- Al hanson Discussed the Gazebo. MaryAnne will make it a priority

## **New Business**

- 2024 Meeting Dates were announced All Meetings at the clubhouse at 9:30 AM:
  - March 24, 2024 - Nomination Committee formed
  - May 5, 2024
  - June 16, 2024 – Fathers Day & Kayak Info announced
  - July 14, 2024 – Nomination Committee Report – Slate Announcement
  - August 25, 2024 – Annual Meeting
  - September 22, 2024 – Installation of Board members
  - November 17, 2024 – Budget Presentation

## **Good and Welfare**

- Gina Carpenter presented an Anchor of Service award to Louise and Nick Lomangino.

## **Next Meeting Date**

March 24, 2024

## **Meeting Adjournment**

Stephen Rosario made a motion to adjourn

Gina Carpenter seconded the motion

All in favor, no objections, no abstentions. Meeting adjourned 10:53 AM

***Minutes recorded by Michael Gorton, Jr, Secretary.***