



PWEA MEETING MINUTES FOR ANNUAL GENERAL MEETING

September 24, 2020

Call to Order

The annual general meeting of the Port Washington Estates Association was held on September 24, 2020. Due to the COVID-19 pandemic, the meeting was held via Zoom rather than in person (resulting for social distancing requirements).

President Gavin Pike brought the meeting to order at 7:00 PM.

Board Members in attendance were. Gavin Pike, Joshua Spitalnik, Howard March, Jeff Oring, Amelia Amon, Meir Gil, Richard Genova, and Angela Ferrante

In total, in excess of 38 members were in attendance (via Zoom).

Approval of Minutes

The minutes from September 24, 2019 were distributed and approved.

President's Opening Remarks

The President, Gavin Pike, provided the opening remarks, and started by discussing this “Annus Horribilis” (in the words of Queen Elizabeth). Specifically, with the issues associated with COVID-19, there has been a lot of added anxiety and short tempers. But stated that at least we had access to the beach and its outdoor space, unlike a lot of others during COVID.

Gavin then discussed the special assessment issued this year to accommodate the upcoming Southern Bulkhead work. The need for the assessment (and the statement about a potential assessment coming for the following year) stemmed from the original high quotes we received to do the work. Initially we received quotes well in excess of \$200,000. After contacting more people and obtaining more quotes, we finally received a quote with a more reasonable quote of \$112,950. After checking the references, we entered into a contract with them. As a result, there will be no special assessment in 2021 (barring any unforeseen circumstances).

We are currently in the process of getting all the permits required to perform the work. As a result of COVID-19, we were delayed in getting the permit from the Army Corps of Engineers but recently obtained it. We now are in the process of getting approval from New York State Department of Environmental Conservation, which was put out for public comments on August 31, 2020, and we were told we should be getting approval soon. We have further been trying to get the permits fast-tracked from the Town of North Hempstead – we have asked our local councilwoman Mariann Dalimonte for assistance, and have asked for conditional approval conditioned upon the others approving, but were declined because the legal department was afraid of setting a precedent.



Additionally, there are new parking restrictions on Beachway near the beach, following an incident when emergency service vehicles were unable to pass the corners due to parked cars. There is no parking allowed at the corners near the bottom of Beachway.

We additionally are working on getting a cross-walk put into place on Plandome Road to cross to Beachway, but it is a long process requiring the sidewalks to be ADA complaint and may take a while.

Treasurer's Report

The Treasurer, Jeff Oring, provided the Treasurer's report.

The details of the Treasurer's report were set forth in the attachment shared with the members via email prior to the meeting, and further put on screen during the Zoom meeting. The report is annexed to the end of these minutes.

Savings:	\$181,908.25
Checking:	<u>\$ 22,189.40</u>
Total	\$204,097.65

This year we took in \$64,800 from the special assessment. These funds are earmarked exclusively for the Southern Bulkhead project. The estimated budget for the Bulkhead project is \$149,545 and broken down as follows:

<u>Southern Bulkhead Project Budget</u>	
Contract price for Southern Bulkhead	\$112,950
Contingencies (10%)	\$11,295
Fill (hardpack, pea gravel, beach sand)	\$12,000
Pilings (3)	\$3,500
Engineering Inspections	\$1,600
State and Federal Permits	\$8,000
TONH Permit	<u>\$200</u>
Total	\$149,545

The legal and professional fees are higher this year compared to last since we had to incur these fees as a result of starting the Southern Bulkhead project – for things like redrawing plans and filing permits.

The Security costs were slightly up this year as well, but is money well spent. Due to COVID-19, there have been even more people trying to get onto the beach and the security guards were able to send them away. We had a security guard for Friday, Saturday, Sunday and a roving day during the week.



Beach/Security Report

The Vice President, Howard March, provided the Beach and Security Report. He thanks Tom Mansfield for his never-ending work on the beach. We have replaced loose and broken planks on the walkway to the gazebo. We added spikes on the gazebo to address and shoo away pigeons, we have added a ring buoy, solar lights, a first aid kit, fire extinguisher and other items.

With respect to security, the security guards did an excellent job limiting access to the beach by non-members. Non-members were attempting to enter not only through the main gates, but also from boats showing up at the floating docks and from the other beaches.

Additionally, to address security, the gate to the parking lot is locked and closed every night, and opened every morning, keeping away trespassers during the nights. Previously we had issues with people parking (and likely selling drugs) from their cars in our lot in the past. The Board notes that Howard March personally opens and closes the gate every night and the Board thanks him for his tireless work.

Additionally, the pedestrian gate is currently having a combination lock being installed (with the combo to be provided to the PWEA members in good standing).

Kayaks

The kayak report was provided by Richard Genova – who is in charge of kayaks.

With the COVID-19 pandemic, there has been an added focus on outdoor activities, and a high demand for more spaces on the kayak rack. Since we were fully subscribed on the rack, we looked into building a new rack to accommodate the kayaks and make room for additional sunfish.

When investigating the rack, we obtained a quote from the contractor who built the last rack. His quote was for \$13,000. We obtained a second quote to do the work for \$4,000. We hired the \$4,000 contractor and he installed and it looks great.

Spaces on initial rack = 81: all fully subscribed, after sorting it all out. 78 kayaks and 2 sunfish.

We added spaces #82-94 to the original kayak rack (additional 13 spaces) for paddle boards (currently 6 have been taken = \$150).

Built new rack for sunfish = cost \$4000.00. This created 8 new sunfish spaces and 8 new kayak spaces. Currently the spaces taken are 4 for sunfish and 8 for kayaks. There remains 4 sunfish spaces which could be used for sunfish or 8 kayaks – which will be determined at a later date.

Additionally, we sold several abandoned kayaks/boards = total \$375.00



Both racks together are generating \$5075.00 in income per year. If full (4 more sunfish spots and 7 paddle board spots) this will add another \$675.00. All full, the racks could generate a total of \$5,750.00\$

Civic Development Report

The civic report was given by Angela Ferrante. She discussed that the Board has been trying to send out emails to keep the PWEA members informed and apprised of what is going on. In these emails, the Board is further refraining from advocating for any position, but instead simply informing the Association (unless it is something compelling that all Board members agree needs to be advocated for).

There are two (2) main civic issues currently affecting the area:

The first relates to ExteNet/Verizon attempting to put up 16 5G towers in the neighborhood. Due to COVID-19, it appears that this work was approved without any public hearings, which has caused anger from people. The Town of North Hempstead is currently appealing this and we will keep following to keep everyone apprised.

The second relates to the proposed changes to the B-W Zone Code that governs the BW Business Waterfront District - which is north of Dolphin Green and south of Louies. In the proposals (a) Conditional Uses are being stricken as those would need to be heard by the zoning board vs. Special Uses that can be heard by the town board; (b) the height is now capped at 30 feet and/or three stories but only 60% can be built upon; and (c) there must be a side yard to allow for public walkways on the rear to connect the waterfront. The next meeting on this subject is October 6, 2020.

Election of Board Members

There were three (3) positions open for election to the Board. The three (3) current board members whose terms were ending (Irene Racanelli, Richard Genova, and Josh Spitalnik), all stood for re-election and, in the absence of any nominations from the floor, were all re-elected.

New Business/Questions from the Membership at Large

There was a question posed by Mark Schneider regarding the new plans for the Bulkhead, and regarding whether a new paved ramp will be installed during the project. In response, it was stated that earlier in the year, the new plans and benefits were explained to everyone and that (a) we will be closing the middle sand ramp, and (b) demolishing the existing hard ramp and replacing this with a sand ramp. There are major cost-saving benefits from this, and also potential benefits regarding maintain the existing sand and losing less from storms. Further it was explained that there are several other available hard ramps available in the area.



A question was posed from Susie Orenstein regarding why the bathrooms have been closed during COVID-19. The response was that we are following the local guidelines, and in order to keep the bathroom opened, it would be required to be cleaned every 2 hours, which simply is not a possibility for us.

Another question was posed from Susie Orenstein regarding the cameras and who is watching the feeds (and if someone is watching the feeds of people hanging out on the beach). It is stated that no one is actively watching the feeds, but that it stores up to 7 days of footage and that is very useful if there are issues. Further, it has helped to put people on notice that things are recorded and it has cut down on bad behavior. It was also stated that the cameras keep the insurance pricing down.

Another question was posed from Susie Orenstein regarding why bonfires are not permitted on the beach. The response was that it is a safety and insurance issue, and further has led to destroying the investment we are putting into the sand at the beach. A question was posed about perhaps building a permanent fire-pit, which will be further discussed by the Board and with our insurance agent.

A question was posed by Mark Schneider regarding making public the meeting minutes of regular Board meetings so members are not kept “in the dark” between Annual General Meetings. The Board agreed that it will make public the meeting minutes.

Another question was posed by Mark Schneider regarding a pathway – including the potential for an ADA complaint pathway. After discussion with several people waying in, it was stated that the Board will look into the matter.

A question was posed by Natalie and Andrew Pennachia regarding new playground equipment at the beach. A discussion was held regarding the age of the equipment (put into place around 20 years ago) and regarding the need for these to be commercial grade equipment. It was further discussed that over the past several years there was a lack of new funds to put in equipment due to the capital projects to fix the two bulkheads in a short period of time. However, with these large capital projects behind us, it is a good time to again discuss new playground equipment. A further discussion was made regarding a subcommittee to address the playground, and Natalie and Andrew Pennachia agreed to help, as did Elizabeth Simons.

A question was posed by Jeff Rowland regarding the yellow-tape on the Bulkhead. The response is that there is exposed re-bar and other hidden hazards at the Bulkhead (hence the need for the assessment and need to immediately do the new Bulkhead project).

Another question was posed by Jeff Rowland regarding procedures for notice regarding assessment – stating that the assessment came out of the blue and that no information is provided between annual general meetings. In response, the Board stated that we will make meeting minutes available and increase transparency, but take exception to the claim that there was no notice given as the Board sent out several emails (and discussed at multiple AGMs) regarding



the state of disrepair of the Southern Bulkhead and the need for it to be addressed sooner than originally hoped. Jeff Rowland apologized and agreed that there was notice provided. Board Member Angela Ferrante further stated that the Board has been working on its communications (with Angela taking point on this effort) and that we are striving to increase communications with all, and that we are always open to constructive comments from the community. She further stated that certain vocal members sometimes provide comments which are not constructive and can be viewed as attempted “intimidation” to get their way – which are not appreciated and can have negative implications to those making these “threats” (like potential loss of use of the facilities). She further asked everyone to volunteer, participate, and to understand that this is a volunteer organization and volunteer Board.

Another question was posed about the potential for a new kayak dolly, and it was stated that this would be discussed.

A question was posed as to how many members are delinquent and it was noted that there are 29 households out of 272 families that have not paid since 2013. The Board’s efforts have repeatedly made this figure drop, and we continue to work to continually make this figure smaller. It was suggested by members that the Board consider publicly listing the names of those homeowners who have failed to pay.

Meeting adjourned at 8:35 p.m.

Joshua Spitalnik, Secretary

**PWEA TREASURER'S REPORT
SEPT 20 2019 TO SEPT 20 2020**

INCOME

DUES	85,009.29
KAYAK RACK	4,125.00
DINGHY DOCK	300.00
FLOAT ACCESS	531.00
TOWN MOORING FEE	360.00
MOORING MAINTENANCE	1,303.50
PARTIES, DONATIONS, KAYAKS	815.00
MISC FEES	215.00
INTEREST EARNED	1,809.52
SPECIAL ASSESSMENT	64,800.00
DEPOSITS IN 2019	2,167.25

TOTAL INCOME 161,435.56

ACCOUNTS RECEIVABLE
(billed for kayaks) 316.67

EXPENSES

BANK CHARGES	48.00
INSURANCE	7,251.86
LEGAL & PROFESSIONAL FEES	13,490.10
LICENSES & PERMITS	400.00
MEALS & ENTERTAINMENT	1,942.00
OFFICE EXPENSE	521.40
PAYROLL TAXES	916.08
WAGES	3,117.73
POSTAGE	356.24
REPAIR & MAINTENANCE	5,608.34
SERVICES (SECURITY)	9,854.32
SUPPLIES	3,051.03
TOWN & SCHOOL TAX	14,568.95
UTILITIES	2,352.08

TOTAL EXPENSES 63,428.13

TOTAL OPERATING INCOME 97,957.43

CASH ON HAND	CHECKING	36,041.49
	SAVINGS	70,098.73
Sept 20, 2019		106,140.22
	CHECKING	22,189.40
	Savings	181,908.25
Sept 20, 2020		204,097.65

Southern Bulkhead Project Budget

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