



Shorewood Property Owners Association

Minutes of Shorewood Property Owners Association meeting, May 13, 2023

Attending the meeting:

<u>Hilltop</u>	<u>Shorewood</u>	<u>Valley</u>
Carla Panetta	Patricia Farnell	Barry/ Michele Parker
Pam/ Frank Martocci	Lou Laurino	Gerry Moretti
Carlo Mansueto	Jim Serio	Cliff Pincus
Peter/ Sharon Vassilas	Alex Mehran/Annmarie	Barbara McNamara
Joe Reid	Bobbie Dell'Aquilo	
	Jamie Serio Murray	

The meeting was called to order at 9:14am by SPOA President, Carla Panetta. Last year's meeting minutes were referenced as sent in May 2022 by email and paper to all residents with 3 year finance spreadsheet attached. Everybody was in agreement.

The first item was action on a suggestion from Barbara McNamara that we create some type of directory of SPOA residents. After some discussion, it was decided that Bobbie Dell'Aquilo would oversee this- with some support from SPOA Secretary who has lists of residents, as well as email list. Carla said Jim Serio obtained one single estimate for a lightweight aluminum sluice gate at the Valley Road easement, from Forest Iron Works, as was supposed to be the solution voted on at last year's meeting. Cost for this lighter weight gate, \$900, all were in agreement.

The discussion then turned to work on the streets. Regarding Valley Road work on pumps, Al Carfora has continued to work on the pump. The pump on the east side was fixed, last year, as well as the pipe leading out to Bayville Ave. The pump on the west side is almost ready for installation (Note- installed, by his son Mike shortly after the meeting). Pam Martocci, SPOA Treasurer, said that the cost, last year, was \$750 and anticipated a cost not more than \$650 this year.

A major topic that came up concerned the cost of work that could be done without having a full vote of the SPOA- this included "emergency" type work (example, tree falling and blocking one of the streets) and also, initially, "beautification" items- which were taken out of the discussion. Carla, and other discussion participants, were uncertain as to whether the amount was \$1000, \$2000, or even \$5,000. There was agreement that ordinary "landscaping" was built into our budget already.



Shorewood Property Owners Association

The discussion then shifted to a question asked by Carla about whether it might be possible for the board might authorize spending, outside of the format of the annual (or followup) meetings; this would enable necessary expenditures (including non-emergency items) to be implemented much more quickly than possible with our present mechanism. As an idea, a group of homeowners from one street might approach the Board with a proposed expenditure, and the proposal would then be emailed around to the entire SPOA (with provision for getting hard copy to houses not having email); if there were no objections, then the Board could approve the expenditure. In summary, Carla said the Board (acting as an "Executive Committee" per suggestion of Lou Laurino) would send out proposed expenditure description to the SPOA members, with an assumption of \$2,000 cap, and, if there are no objections, action can be taken, in between SPOA meetings. There was a subsequent discussion regarding tree-trimming- which is the responsibility of the home-owner where the tree is on their property.

Pam Martocci provided an overview of the SPOA finances; a copy of her summary is attached to these minutes. She noted that 2022 spending was actually \$1K less than the previous year. Dues in arrears is \$9000.00, spread over 10 homes, is in arrears (five of these are only in arrears for the just finished year).

During Pam's overview, everyone agreed that we would re-hire the July 4 guards (per 2022 guidelines). Carla suggested that home-owners should take preventive measures in advance of July 4th- example put up caution-tape or put up a sign saying "camera". Pam suggested that insurance cost has actually decreased slightly (with a 2022 inspection); she also said that she's looking into replacement of the dead tree at the Valley Road entrance, with Alex Mehran to get a price from his gardener re installation. There was a discussion of prohibiting renters from using the beach, if they occupy homes where the landlord is in arrears on dues, with the Secretary to begin drafting a letter to be sent to those landlords. Carla was in opposition to any beach prohibition of our rental neighbors, who are nice and helpful residents, and said the focus of dues collection is on landlords.

The conversation then shifted, with Carla floating the suggestion that major expenditures (specifically road paving) be handled on a street-by-street basis, since the numbers of houses were even (14 Valley, 14 Shorewood 15 Hilltop). Street paving is not dues, it's an assessment item. Carla explained a procedure in Bayville where 50 percent of homeowners need to agree on a paving need, the homeowners present their idea to the Village (which must agree) and then the Building Inspector must also agree. The Village then has the ability to assess the homeowners on a street who do not pay. Carla said that such major repaving projects could be done street by street, not through assessing all SPOA members. She explained that, at future times, two or three streets might require similar paving needs, and volume bidding would be advantageous. More generally, she re-iterated "Everyone needs to be pro-active dealing with their own block."



Shorewood Property Owners Association

Other items discussed were a specific “thank you” for Joanne del Giudice on Valley Rd for organizing and monitoring the cleanout of drains on Valley Rd and Shorewood Rd and Al Carfora on Valley dealing with pumps . Carla urged neighbors to “...deal with each other directly and together, on what is happening in front of their own properties”. The issues of beachgoers leaving trash was also discussed, without any firm conclusions- just a suggestion from Carla that it be discussed by neighbors at both easements (even better would be beachgoers removing their own garbage. The issue of dogs on the beach was raised by Pat Farnell; multiple residents complained of years' long recurrent weekly problem of dog poops in Hilltop easement path and beach. There was no real conclusion to the discussion.

Towards the end of the meeting, Carla Panetta announced her intention to step down as SPOA President. There was then some dialogue about who might want to assume that role, with the present Vice President Alex Mehran expressing a willingness. Then there was a discussion about who might want to be the Vice President- after some back and forth, Jamie Serio Murray volunteered. Barry Parker, made a motion (seconded by Cliff Pincus) that Alex Mehran be elected President, and Jamie Serio Murray be appointed Vice President. The motion was approved unanimously.

The meeting was then adjourned, at 10:17 AM

Please see multi year finance expenditures attached spreadsheet.

Shorewood POA Yearly 2022-23.xlsx

Item	5/4/22-5/13/23	4/25/21-5/4/22	6/27/20-4/24/21	5/6/19-6/26/20
Landscaping	\$3,298.00	\$4,244.00	\$2,694.71	\$3,622.15
Plantings	XX	XX	XX	\$2,293.56
Lighting /Stair Mainten.	XX	\$137.06	\$34.00	XX
Roads	XX	XX	Aprons/patches \$24,095.16	XX
Signs/Paint/Hardware	XX	XX	\$83.91	\$341.67
Maintenance (tree removal)	XX	\$150.00	\$400.00	XX
Guards	\$800	\$600	\$1,600	\$400.00
Community Ctr, 7/4 Tips	tips-\$300	\$150	\$440 (19hrs)	\$225.00
Insurance	\$4,420.00	\$4,321.00	\$4,321.00	\$4,635.82
Beach Grading	XX	XX	\$1,600	XX
Beach permit	XX	XX	XX	\$200
Fence Repair	\$135	\$625	XX	\$750
Dry Wells- Clean/repair/new pump	\$750	\$500	XX	\$2,083.19
Wreaths- Holiday	\$93.45	\$89.05	\$103.43	\$21.46
Money spent to dates indicated	\$9,796	\$10,816	\$35,372.00	\$17,179.85
Balance in bank as of 5/11/23	\$15,303.58	\$13,386.66	\$10,210.61	\$31,591.23