



Shorewood Property Owners Association

To: SPOA members
From: Barry Parker, Secretary- SPOA
Date: June 21, 2026

Ref: Meeting minutes- June 16, 2026

Meeting attendees were:

VALLEY

Barry Parker- SPOA Sec.
Mark Shoeffel
Laura Shoeffel
Gerry Moretti
Joane DelGiudice
Susan Carfora

SHOREWOOD

Alex Mehran- SPOA Pres.
AnnMarie Mehran
Jim Serio
Barbara Serio
Lou Laurino
Lynda Leone
Cliff Pincus
Paul DellAquila
Cheryl Schleicher
James Schleicher

HILLTOP

Pam Martocci- SPOA Treas
Frank Martocci
Arthur Brasco
Carla Panetta
Marge Buffa
Carlo Mansueto
Cathy Maywald
Pete Vassilas

The meeting, held at the Valley Road easement, began shortly after 7pm. Alex Mehran emphasized that the primary purpose of the meeting was to review and discuss developments related to the streets repaving conversations with National Grid. He explained that National Grid would now be patching / repaving within areas marked off in white paint- this is a requirement. He also explained that Village of Bayville can do nothing in regarding to helping us. National Grid has offered to pave halfway down the middle of our streets, or to pay SPOA half (50%) of a mill/ pave job for our three streets. He mentioned later that National Grid was going to pay 100% on repair of the Belgian blocks at the front of Valley and Hilltop. Carlo Mansueto (who has also been involved in discussions w National Grid) said that now National Grid was "wavering" slightly, on amounts that they'd be willing to pay on various \$/sq. ft amounts. Nevertheless, Alex Mehran stressed that National Grid offering to pay 50% of our cost (entire mill/pave of all three streets) was a great opportunity.

Pam Martocci explained the mill / pave process, and said it was same process that had been done 24 years ago. Alex Mehran explained that National Grid work would go up to, but not include, the curbs; he said that the curbs are each home-owner responsibility. In response to a question, Pam recommended that curbing be done prior to the repaving because without a proper curb, water accumulation (from rain / freeze/ thaw) can go under the asphalt and cause cracks and pot-holes. A suggestion was made that we get a particular vendor who would be available to SPOA members (who would pay individually) and SPOA would distribute the information about that vendor.

Carlo Mansueto and Barry Parker then went through some hypothetical numbers- noting that we had estimates ranging from \$100K (mill and pave) through \$200K+ (for complete rip up and repave). Using the example of \$120K total cost, National Grid would be responsible for 50%, or \$60K, and SPOA \$60K,



the other 50%- that would work back to approx. \$1,300 - \$1,500 per home (using 44 houses in SPOA). Carlo stressed that it was best not to wait, due to the poor condition of the streets.

Cliff Pincus brought up the question of whether we would deal with drainage and pumping at the same time as the streets are being ripped up. Others mentioned drywells. After discussion, the feeling was that drainage would bring about additional regulatory questions, and additional expenses, so we would not pursue this further, at this time.

The discussion then moved towards questions of money-raising mechanics, which would involve a vote at the meeting- where we had a quorum, and then going house to house to inform SPOA members about the final \$ numbers, and getting a written sign off from each home. Carla Panetta made a motion, that we agree to go ahead if motion passes at this meeting, and then (after getting better info on the required amounts) we seek to collect from each home. For houses not paying, there is a procedure to create an assessment via the Village Tax Roll. The motion was revised slightly, since we don't know the precise amount, so that we would have each household sign a petition saying that they agree that it's time to mill / pave the roads- without a precise price mentioned. Once we had an amount in-hand, then we would collect money from those who's agreed that we needed to mill/ pave. The motion passed unanimously 19 – 0.

Pam Martocci brought up the issue of the seawall/ramp at the west end easement, and that some people on Hilltop Drive cannot access the beach. Pam said that we had a contractor that could remove the seawall for under \$7K. Residents pointed to liability (“attractive nuisance”) issues, as well as the structure not being code-compliant, in addition to impeding beach access. Carla Panetta made a motion that we spend up to \$7K on a removal of the seawall/ ramp. We did take a vote, which was 12 in favor, 4 against, 2 abstaining. After the vote, questions came up about permitting (not clear if we are able to take the wall down), and also by Cliff Pincus that this matter was not on the agenda for the meeting. Subsequent discussions indicated that we would need to investigate the various regulations from the Village of Bayville and possibly the NY State Department of Environmental Conservation before moving ahead on the demolition work on the stairway at the western easement. The suggestion was made that we table the discussion until a future meeting after doing diligence regarding permitting – including ADA compliance, and costs.

The meeting adjourned at about 8:05 PM.

Thank you

Association officers

Alex Mehran - President

(vacant)- Vice President

Pam Martocci- Treasurer

Barry Parker- Secretary

If you want to receive emails notices from SPOA, please send your email address to barrypar@yahoo.com and we can add you to our email list.

If you are a renter, please forward this to the home-owner.