

MINUTES FROM JUNE 3, 2025 MEETING

The Shorewood Property Owners Association (SPOA) held its 2025 Spring annual meeting at the easement at Valley Road / Shorewood Drive, on the evening of June 3rd.

Attending the meeting were:

<u>Valley</u>	<u>Hilltop</u>	<u>Shorewood</u>
Cliff Pincus	Frank Martocci	Pat Farnell
Holly Pincus	Pam Martocci (Tr)	Jim Serio
Lou Laurino	Carlo Mansueto	Cheryl Schleicher
Sue Carfora	AnnMarie	Sean Murray
Gerry Moretti	Mansueto	Alex Mehran (Pres)
Barry Parker (Sec)	Carla Panetta	AnnMarie Mehran
Michele Parker	Pete Vassillas	Pam Timoyanis
		Jamie Serio Murray (VP)
		Bobbie DellAquila

President Alex Mehran called the meeting to order shortly after 7pm, on Tuesday June 3rd. He first acknowledged the passing of Rose Laurino, last month.

He provided an update of developments since our previous SPOA meetings:

- Board has met several times
- Fence replacement (west end of Shorewood Drive)
- Cleaned drains on Shorewood and Valley
- Meeting with contractors re pot-holes/ road safety- getting prices
- Beach grading on hold- due to lack of permit
- Pump project on Valley Road- also on hold
- Insurance current
- Guards hired for 4th of July

Alex offered a reminder to residents that Board members are volunteers; the objective of the SPOA is to make the community better. He said that we need to have mutual respect for each other. He mentioned that Jamie Serio Murray would be stepping down as Vice President and that the Board welcomes expressions of interest from anyone who wishes to assume that role.

Pam Martocci provided an overview of the SPOA finances, as of April 18, 2025 (Board meeting date)

- In the bank, \$23,244.81
- Money out over the previous year \$12,718.43
- Insurance cost \$5,193 Landscaping cost \$3,603.00 included in above
- 4 homes in arrears on dues, total \$3,400 outstanding
- Guard cost (4th of July) at \$1,100 includes tips. Extended hours (same as last year)

There was then a discussion about beach grading, with Pam explaining that our permit has now expired, with some questions on the cost of doing a new survey (Carla Panetta giving a rough estimate of \$10K, including filing/ followup). Pam explained that contractors have not been keen to take on such work, because of concerns about being fined by the NYS DEC. Pam described conversations with other

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associations along Bayville Beach, and said that they hire “20 year olds- with rakes” who rake from seawalls down to the high tide line. She explained that the path that we are now going to look at, and that we are open to suggestions from SPOA on alternative approaches.

There was a short discussion of the roads, with Pam having arranged for multiple contractors to come by and then coming days, and walk around examining the pot-holes and provide estimates for doing professional patch work. Alex Mehran explained that the most important thing now is safety of the people as a complete replacement of the three streets was not realistic. We are getting three different estimates. Cheryl Schleicher expressed concern about the severe pot-hole on Shorewood near her house. Pete Vassilas asked about letting SPOA members see the estimates- and suggested that we might put them on the website, though Alex Mehran pointed out that some of the pot-holes were in the “emergency” category and would not need voting by the members.

The meeting then addressed concerns raised by Dell’Aquila family regarding the fence and also beach entrance at the western easement. Bobbie Dell’Aquila explained that family would like to replace the existing fence (on SPOA property, but directly adjoining her terrace) with a white PVC fence, at the family’s expense. There was no objection to this.

There was then a concern raised by Bobbie Dell’Aquila regarding the steps at the western easement, expressing safety concerns with children bicycle riding up and down the ramp surfaces (with the original purpose of enabling access for beach grading and emergency vehicles) and wanted to assess whether SPOA members would be in favor of removing the steps as it is a liability and not serving the purpose of blocking water flow from the Sound up onto Shorewood Drive. There was some discussion about the pros and cons of removal; Carla Panetta offered to get estimates from some folks in the concrete business. Another idea that came up in discussion afterwards was the installation of railings- which would counteract the bike riding up and down the ramps.

Carlo Mansueto brought up the steps going from Hilltop down to western easement, saying that sometime in the not too-distant future, we will need to look carefully at their condition- he mentioned possible tread replacement. Pam Martocci confirmed that the lighting on the stairs is in OK shape. Carlo also asked that we send around our “Shorewood Rules” document- which is attached following these meeting minutes. He also expressed a concern about parking on the street (one of the items in the Rules document), a problem now with an increase in delivery trucks on our three streets.

Attendees then thanked, and applauded Jamie Serio Murray, who will be coming off the Board. Jamie will continue handling our website- online at : <https://shorewoodpoa.link/> Any SPOA member who wishes to take the Vice President role, please advise the other Board members.

The meeting then was adjourned at approximately 7-30pm.

Remember- SPOA website is at: <https://shorewoodpoa.link/>

Attached pdf is Shorewood Rules

Shorewood Property Owners Association

Hilltop Dr, Valley Rd, & Shorewood Dr.
Bayville NY 11709

This is our Association and it is up to each and every homeowner to do their part to help keep it beautiful and tranquil- See something? Then please say something!

Beaches:

- No person may remain on the beach unless he or she is-
 - A property owner in Shorewood Property Owners Association or a family member of the owner.
 - A tenant or occupant of a home or a family member of the tenant's family.
 - A guest in the company of the owner or tenant.
 - A Trustee may verify exceptions to this.
- Residents who wish to host a party on the beach must obtain permission from the Association in advance. In no event shall parties continue after 11pm.
- Open fires are not permitted at any time on the beach. Fires contained in a fire pit are allowed, provided all residue is promptly removed from the beach.
- No garbage is to be left on the beach. Please discard all garbage at your residence.

Motor Vehicles:

- **10 MPH** on all roads in Shorewood POA- All neighbors should respectfully obey this.
- On street parking should be used only when necessary. Residents should park their vehicles in their driveways.
- **No overnight parking on any street in the association.**

Dogs:

- **Dogs are not permitted on the beach at any time.**
- **Dogs should not be allowed to urinate or poop on any property other than property owners.**
- **Easements to beach are not to be used to bathroom dogs.**
- Dogs should always be on a leash, pursuant to village code, or confined to their yard.
- The village may be contacted with any concerns or complaints regarding residents not following the Village Code during normal working hours Monday-Friday 8:30am – 4:30pm @ 516 628-1439.

Boating and Water Activities:

All water activities are done at your own risk. The following rules apply to all residents and guest of Shorewood Property Owners Association. For everyone's safety:

- All vessels, whether propelled by power or sail should operate below 5mph with no wake when within 300 feet of the shoreline.
- Swimmers and beach goers should be given right of way in all circumstances.
- The storage of small boats and crafts shall be above the high tide mark, but shall not interfere with or be obstructing any homeowners' passage.
- The storage of any vessel on the beach with a motor and fuel tanks connected is strictly prohibited.