

## MINUTES – May 19 meeting Shorewood Property Owners Association (SPOA)

The May 19, 2026 meeting of the Shorewood Property Owners Association (SPOA) took place at the easement on the north end of Valley Road. Attendees were:

| Valley             | Shorewood   | Hilltop          |
|--------------------|---|------------------|
| Barry Parker*      | Alex Mehran **  | Pam Martocci *** |
| Susan Carfora      | Linda Leone   | Frank Martocci   |
| Gerri Moretti      | Jim Schleicher  | Carla Panetta    |
| Joanne del Guidice | Cheryl Schleicher                                       | Pete Vasillis    |
| Cliff Pincus       | Lou Laurino   | Carlo Mansueto   |
| Holly Pincus       | Sean Russell<br>Paul Dell'Aquilo<br>Pamela Tsimoyiannis |                  |

\* SPOA Secretary

\*\* SPOA President

\*\*\* SPOA Treasurer

The main discussion items were:

- Street situation and discussions with National Grid
- Treasurer Report
- Beach grading
- Fence at top of stairs leading to Hilltop

The meeting began shortly after 7:00 pm, with Alex Mehran explaining the situation with the streets and the ongoing discussions with National Grid. The asphalt filled in on the streets is not the finished product. All that National Grid is required to do, they are claiming, is to cut their work areas back open and repave. After some negotiation, with help from Carlo Mansueto, National Grid was willing to “mill and pave” on half of each of our three streets- Alex said that this was not acceptable, with National Grid then suggesting that we get a bid for “mill and pave” on the entire street and that National Grid could pay for some percentage, with SPOA contracting with a vendor. Presently, we now have one bid for “mill and pave” (around \$100K) and one bid for a complete “full rip-out and repave” (more extensive job- all the way down to dirt, around \$220K), with Carlo Mansueto and Frank Martocci working on securing additional bids. Alex suggested that we might push for half of a high \$ number (based on quotes for a complete rip-out and repave), and then apply the number, along with SPOA contribution, to a “mill and pave” for the entire road surfaces.

In discussions that followed, questions came about drainage (the work contemplated does not address drainage issues) and interfacing drainage work (new piping) with a piping project on Bayville Avenue. Questions came up about working jointly with other home-owner associations (example- Pine Island), about the impact of high oil prices on the price of asphalt- possibly waiting for reduced oil / asphalt pricing, and questions about any legal recourse that SPOA might have against National Grid. Carlo Mansueto emphasized the deteriorating condition of the streets (along with potential liability concerns with 4<sup>th</sup> of July coming up), including cracks in areas adjacent to National Grid work, with Alex citing a hole developing on Shorewood across from his house. Carlo also emphasized the need to have homeowners’ curbing in synch with the paving, with edging needed to prevent water incursion to areas under the pavement. Suggestions were voiced that the Mayor of Bayville might be helpful in contacting Nassau County officials on our behalf. There was some discussion about whether the Village of Bayville should be reimbursing SPOA for payments made in connection with repaving. Linda Leone had suggested that other villages had such a policy. Carlo also described an ongoing paving project in the “Bayville Estates” neighborhood, with assessment collection tied to a tax levy (by the Village of Bayville) for homeowners not paying. There was also a discussion of creating a “road fund” for future work- after the present issues are sorted out.

**So, at this point, we have not voted, but we want all residents to understand what we are doing and what obstacles we are facing with National Grid. We would welcome input- any concerns, opinions or suggestions on these issues regarding the streets.**

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Pam Martocci presented the Treasurer's report. Cash in the bank in mid May, 2026 is \$22.2K, approx. 1K less than late April 2025. Money outstanding so far to date (2026) is \$14.1K, about \$1.4K more than in late April, 2025. Money out includes \$1.1 K for July 4 guards (includes tips, same crew as last year will be on duty), \$5.3K for insurance (approx. \$0.2 K more than last year) and \$4.8 K for landscaping (approx. \$0.2 K more than last year). Tree removal, where limbs broke off at the top of Hilltop, has been \$1.6K, and removal of a piling on the beach in late winter was \$0.7K. On the insurance, Pam said that we had solicited competitive bids, and brokers advised that other providers could not beat the arrangement that we have now. We have 12 homes in arrears. Unpaid dues are totaling \$7,450. SPOA members with outstanding dues are urged to pay promptly. Pam advised that two homes are in bankruptcy and that she is in touch with lawyers/ real estate brokers and has gained assurances that the SPOA would be fully paid.

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Barry Parker gave a short presentation regarding the status of SPOA efforts at beach grading (physically moving sand- this contrasts with "grooming"- cleaning up debris, which is allowed) , explaining that in previous years, the SPOA had gotten permits/ arranged equipment for beach grading. He suggested that in recent years, there has been increased difficulties in gaining approvals for the grading, and in prior years, we had the benefit of a member who was a surveyor and arranged to do the work gratis. But subsequently, the surveys were not renewed and the New York State Dept of Environmental Conservation (DEC) would require a fresh survey with mapping. The cost of such surveying, according to discussions with participants in the business, is on the order of \$7K - \$8K. Alex Mehran pointed out that from his discussions, approval of requests for grading is not automatic. Barry Parker described discussions with the Village of Bayville, which has a role in granting permits for grading, which alluded to permits/ approvals from the DEC still being required. Barry Parker suggested that the SPOA was exploring (at early stages) an approach where individual home-owners on the beach, protecting their property, might do some grading (using rakes)- not requiring permitting, and then, might receive some recompense on dues, subject to allowing SPOA members to use a portion of their property.

The discussion turned to the purposes of doing beach grading, with various views expressed, including by Lou Laurino, who said that a lower level of sand offered more protection- lessening the amount of water that would go over the wall. Lou Laurino also cited language in property deeds going back to 1927 which clarified dimensions of the street, and subsequent easements- and included dimensions down to the beach. Other questioners had different views on the efficacy of grading, suggesting that a dune-like effect, where the sand level is built up, would actually lessen the amounts of water going over the wall. Alex Mehran mentioned photographs he had taken last October, showing a leveling out of the beach after big storms.

Carla Panetta offered the suggestion that if the levels of sand against the seawalls did become uncomfortably high, and did not follow the pattern of normal levelling out, we have the option of hiring people, without equipment, to do raking, and lower the level of the sand against the seawalls.

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The final issue discussed was the fence up at the top of the stairs at Hilltop. Pam Martocci said that the SPOA is looking to get some prices to replace the fence, which has been in place for 19 years. In response to a question, Pam said that it was not possible to plant bushes (instead of a fence) under the trees. After proposals are in hand, this would be a topic at a subsequent meeting.

Alex Mehran concluded the meeting by reminding everyone of the importance of the issues surrounding the road. Carlo Mansueto asked SPOA members to please let us know if they see additional cracks / splits in the road that are emerging so that we can inform National Grid. Regarding the timing for a follow-up meeting, Alex said that we could think about a date once we get responses from National Grid to proposals that we forward over to them. The meeting was adjourned at approximately 8-15pm.

- Alex Mehran will be taking over administration of the SPOA website, <https://shorewoodpoa.link/>
- If you would like to receive SPOA communications by email, please send your info to [barrypar@yahoo.com](mailto:barrypar@yahoo.com)
- If you are a renter, please forward these minutes to the home-owner.