

Holiday Beach Property Owner's Association
Executive Committee Meeting Minutes
November 12, 2020

Meeting called to order at 7:38 pm.

Guests: None

Committee Reports:

Recording Secretary – Reading / acceptance of the October Executive Committee Meeting Minutes via e-mail. **Motion to approve the October ECM Minutes by Betty, second by Diane, UNAN.**

Special executive Committee Meeting Minutes for December 26, 2019, February 13, 2020, May 28, 2020 and June 4, 2020 were reviewed by e-mail.

Will makes a motion to accept the December 26, 2019 Special Executive Committee Meeting Minutes, Second by Fran, Motion carries.

Will makes a motion to accept February 13, 2020 Special Executive Committee Meeting Minutes, Second by Fran, Motion carries.

Will makes a motion to accept the May 28, 2020 Special Executive Committee Meeting Minutes, Second by Fran, Motion carries.

Motion to accept the June 4, 2020, Special Executive Committee Meeting minutes, second by Fran, motion carries.

Bar: – Alan – Still needs to get together the bar reports for July – October. More bartenders are needed. The bar is closed this Friday. In accordance with the Governor's new mandate, the bar will to be closed until further notice.

Treasurer — Donna:

HBPOA

As of November 12, 2020

Peoples United Bank:	\$66,728.23
General Fund:	\$71,896.08
Special Projects Fund:	\$59,184.97
Working Capital Reserve:	\$32,733.77

\$2,914.95 Accrued interest

New Account Total: \$166,529.77

Masury Restoration Fund Balance in checking account: \$90,284.08

Sally thanked Mike Vitow and Rudy Rank for having the foresight to move the money to the money market account to make a significant amount of more money in interest than was previously being made.

Tom Conti asked about the money taken out of the Masury Fund, it was for the AC installation, to control the humidity in the ballroom to protect the Fresco and ballroom.

Sally makes a motion to accept the Treasurers report, second by Fran, (UNAN). Motion carries.

Corresponding Secretary – Betty – Sent get well cards out, etc. Alan would like to get announcements out on a weekly basis for new bartenders and an entertainment chair.

Administrative – Alan – At the easement meeting Tom Conti asked that we reduced the road maintenance and the picnic table budget. Mike Vitow said that for many years we did patchwork/maintenance on the road and it didn't work. Mike and Palumbo paving met and discussed how to maintain the road. The blue stone road is down to the base. 80 yards were put down this year and last year, 40 yards were put down other years. The budget needs to stay the same to be able to maintain the road.

Sally stated that the second easement meeting was held after the Board voted on the budget. It was not the right time to pick apart the budget. The second easement meeting was to let the easement members know what discretionary items were chosen to be completed within the next budget.

Marilyn will be retiring at the end of this year. Will and Alan informed Joe Fitzgerald. Joe's sources have been telling him that she is not leaving. Alan asked who his sources are, he would not answer. We need to run an ad for a replacement for Marilyn. Alan asked Kathy Kleinpeter to write a letter thanking Marilyn. Members of the board feel that position needs to go to a person that does not live in Holiday Beach. Will feels that we should have rules for the person regarding confidentiality. An ad will be placed in Newsday. An e-mail has been sent to the Tide for an ad placement, have not heard back from them. The hourly rate will be posted in the ad. The hourly rate will depend on the person's experience.

We have talked about putting the minutes on website, we need to purchase Adobe Reader to be able to block out confidential items. There will be a tab added for executive minutes on the website. Betty suggested having the minutes approved before the next meeting, maybe by e-mail. Approving the minutes earlier will be discussed next year.

Annette suggested having the Agenda for the General Membership meeting also posted on the website, this will also be done.

Changing of the Board:

Alan is the Alcoholic Control Beverage Officer, as he is no longer going to be President, he spoke with Joe to let him know that he will no longer be our ACB Officer as of December 31, 2020.

New guidelines from the CDC limit how many people we can have at the General Membership Meeting. Alan suggested that just himself, Alan, Helen, and the people running for election and the election committee be at the General Membership meeting. The rest of the Board and members can call in via Webex. Laura suggested have only two people enter the Masury at a time to vote. They will vote for the budget and the Board election. Alan suggest that with the uptick of COVID cases in the community, to have an electronic vote with an electronic signature (there is not enough time to get this in place). Laura doesn't feel comfortable with electronic voting. Annette suggested that anyone who is concerned about their safety, they should e-mail Annette to see what we can work out. Alan will create a PDF file and send it to Annette to test it. This will only be for people who are COVID positive or quarantining due to COVID.

Will, Diane and Alan had an interview with David for the cleaning position. He did a great job with a type B cleaning. David is willing and excited to do the job. He would like to be the sole housekeeping. A discussion was held. Due to COVID we are on hold until May. David is licensed and insured. The decision about housekeeping will be put on hold until next year.

Chamber of Commerce meetings – Alan attended the chamber meeting last Tuesday. The Chamber of Commerce was assured that they can use the building moving forward on Tuesdays.

Alan apologized for not letting the Board know that he was having an Attorney attend the General Membership meeting. The point of the Attorney being here was to inform the membership what their rights were, after the previous two general membership meetings got out of hand.

Need to put in an order for cleaning supplies to prepare for the COVID uptick.

Will is waiting for a response from two security companies. One is from the Hamptons and one does the security for Newport Beach. He is waiting to hear back from them. Will has the previous security companies information.

Betty suggested having stickers for every car at the beach. Betty and Bill are against having a pergola at the point. It was an agenda item that was approved by the membership.

Sally addressed the rumor that is going around that the board fired the security company. This is not true, that security company heads have retired and the security company has been dissolved, they are only doing PI work.

Marina — Alan – Water is off and pumps have been tested. Ready for the bubble system. There was a member who had a boat in his slip, who took it out mid season, it could have been sub-leased if it was known that the slip was not going to be used for the rest of the season. There was an un-authorized boat in the marina. Pat made the call himself as marina manager to allow the boat in the slip. Any decisions that affect Holiday Beach need to be brought to the Board.

Snow plowing update – Alan is reaching out to two people for snow plowing estimates, Will will look for a third estimate.

Events calendar – will be looked at next year due to COVID.

Alan had some legal documents notarized and signed to collect back easement.

After the Chamber Meeting ended, Samhir approached Alan. He purchased a lot near the gas station, he would like to make a presentation at our next General Membership to get the thoughts of the community to determine what to build. Alan suggested that he meet with the new board in February.

The freezer in the kitchen has broken and needs to be replaced. The decision on the new freezer will be left for the new Board in January. The old freezer will be removed.

Need to have the Town historian visit our building, then have a presentation for the historian sign. Tom requested why it was on Old Neck Road, not Montauk Highway. It had to be placed on the Town of Brookhaven property.

Sally stated primarily the Board is responsible to the easement holders first. The Marina and clubhouse are second. The \$67,000 that was spent on the marina really only benefited the 80 slip holders.

Alan spoke to Mike Vitow earlier. Mike reached out to Kenny Mockorage to look at the bulkhead. He did a preliminary inspection and will come back after all the boats are out.

Beach – Need to send out another announcement to have kayaks out by tomorrow.

Alan could not find the approval for the beach gate replacement. Alan has not had the free time to get to the DEC permits, he will try to get to it in the next week or two.

Website Administration – No Report.

Fundraising – Fran – The Victorian Tea – 90 baskets have been made. Fran is asking to change the date to December 13th. The tea has been quite a tradition for 23 years. There will be a \$5 entrance fee. There will be a slide show online of the baskets, so they can be looked at before the event. For the \$5 you will get a scone, some clotted cream, jelly, a honey stick and tea bag. The baskets will be set up. People will be let in from 10-1 to pick baskets. Doors will close at 1:00 and baskets will be picked and will

be able to be picked up until 6:00 pm. This will be the last time that Fran will run the tea. We will need a new chairperson next year.

Entertainment – Annette – no report.

Masury Restoration – Bill – The sign for behind the Masury – Bill's daughter is working on it (It was delayed due to Chantel going to school and the boy that is missing and presumed drowned is Chantel's best friend).

The company that replaced the windows is coming back tomorrow to finish the windows. Tom asked about the weather stripping around the windows. It will be looked at tomorrow also.

Building condition report - Bill e-mailed Mr. Snodgrass and told him the report has to be edited, Mr. Snodgrass said he will go over the report, haven't heard from him now since July.

Betty suggested not paying for work that is not complete. Betty also heard thru Pat the rafters had mold also. Betty feels that the roof needs to be replaced and vented. Bill thinks that there is moisture building up because of moisture in the rafters, that the roof is not leaking. Alan will reach out to Mr. Gearhauser to look at the rafters.

The Fresco has black mold on it.

Bill is having a few roofing companies come to give estimates on a new roof.

Sally states that the roof was replaced in 1998.

Bill stated that one person at the meeting stated we had to run the gutters past the historical society. We do not answer to the historical society. Laura stated that there were originally gutters on the building. Fran stated that we do not ask for grants from the historical society so that we do not have to answer to the historical society. Sally stated that when we approved having vinyl windows installed, the historical society stated that it will not affect our status.

Bill stated that when we ask for grants, we still do not have to answer to the historical society, they just want to see that the grant money goes to the reason that the grant was awarded for.

Bill stated that we need to add to the by-laws what can be done to the building as far as keeping the building historical.

Bill had three companies recommend full gutter systems for the building. The membership wanted an 8 foot section to see what the gutters would look like. Tom Conti stated that we would have to rip off the crown molding to put up the gutters. He stated that he talked to Mike Marrin and that we would have to rip off the crown molding. Mike Marrin gave Bill a special clamp that they would use around the crown molding. Tom Conti stated that he could get a discount from \$21 a foot down to \$12 a

foot from Mike Marrin. Bill and Tom need to work this out. The colors were reviewed and discussed. Will suggested that we replace the section over the entry way to see if it fixes the problem and see if the membership likes the color. Bill will contact the company and make it happen.

Will makes a motion to replace the gutter system over the entry way, eight feet, with the new system, second by Sally, Motion carries. Hoping to have it done by the meeting. Tom Conti will talk to Mike Marrin about the discounted price.

Sally stated that about the Fresco, there needs to be a plan for once it is assessed. It falls under restoration committee, The Masury Association has their own guidelines and procedures. This is a separate corporation, the 503c. The Fresco was pressure tested when the stucco was replaced.

Buildings and Grounds – A cleanup will be done before the Victorian Tea. The sprinkler system has been winterized. The A/C systems needs to be done and Will and Joe will be instructed on how it is done for next. Year.

Trustees report- Mike Vitow – As of November, Plot A and B are in the black, includes a \$22,000 tax rebate and \$9,000 in back easements collected. That is \$31,000 that will not be there next year. We are in the red \$13,000 without these collections. The \$10 each a year will cover \$10,000 of the \$13,000 shortfall for next year. Since these fees have been so nominal over the past years, it is amazing how we have been able to do everything in the past.

Rentals: Sally – Maria Faller, Will's wife is stepping up as the new Rental Manager. Sally and Diane will work with her to make sure she is comfortable. Maria has the rental phone, etc. Need to open up a business account for the phone. Need to do a prepaid plan for a year or open up a corporate account.

Sally is stepping down as Landscaping Committee Chair, hoping that in January the new Board will keep that committee going. Alan will be stepping down from the Landscaping Committee at the end of this year.

Membership: No report.

Good and Welfare: 27,709 pounds collected since inception. A donation was made to a church this week.

New Business: At the end of the year Alan would like to be involved with the food pantry. Alan would love to do another food drive around the neighborhood next year.

Ed makes a motion to adjourn, second by Sally, (UNAN). Meeting was adjourned at 9:53 pm.