

Holiday Beach Property Owner's Association  
Executive Committee Meeting Minutes  
July 9, 2020

Meeting called to order at 7:48 pm.

Guests:

Jim Donohue: Came to the beach on Saturday, Fourth of July, was denied access to the beach due to the parking lot being full. He is upset about paying \$1,300 for a boat slip and not able to park or have access to access to his boat. Feels the HBPOA cannot deny him access to his boat.

This was on Fourth of July. There are fliers sent out stating that when the parking is full to capacity, parking will be closed. Possible solutions will be discussed later in the meeting.

**Committee Reports:**

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

**Fran makes a motion to go into executive session, second by Diane, Motion carries.**

**Bar:** – Alan –

Bar will be opening up tomorrow, July 10<sup>th</sup>. Indoor and outdoor, half capacity, wear a mask inside while sitting at a table. No more than 10 people at a table. Bartenders will be wearing masks at all times. Receptacles will be placed in cans outside, cups will not be reused. Regular garbage will be kept inside. Still working on getting automatic faucets to be installed. Social distancing signs need to be placed, tape will be put on the floor, only two patrons at the bar at a time. Alan is working on the business master plan, it will be completed by tomorrow. No one is allowed to sit at the bar.

New beer cooler will be installed after the old cooler is depleted.

There will be a wedding setting up Friday night.

**Treasurer** — Donna:

**HBPOA  
As of July 8, 2020**

Balance in checking - \$ 122,466.31

Balance in New Peoples United Bank Savings account - \$166,179.79.

Special Projects Fund: \$59,184.97  
Working Capital Reserve \$32,733.77

\$2,564.97 Accrued interest

Masury Restoration Fund Balance in checking account: \$97,767.35

**Diane makes a motion to accept the Treasurers report, second by Bill, (UNAN). Motion carries.**

**Corresponding Secretary** – Betty – sympathy cards have been sent out. E-mails have been sent, quite a few have bounced back. Betty needs a list of addresses for members.

Newsletter – will have a blurb on the newsletter to ask for e-mails. Newsletter will be sent out soon.

**Administrative** – Alan – Confidentiality Statement is being reviewed by our lawyers.

Alan sent an e-mail out to the Board regarding spreading the spoils at the beach. This was a confidential e-mail, a text message was received by Alan from Joe Fitzgerald, regarding the confidential e-mail about spoils. A confidentiality statement needs to be added to e-mails going out.

Joan Holzmacher requested the January minutes. They will be sent to her.

The special meeting minutes will be reviewed by our lawyer, Bruce Kennedy.

An associate member is donating \$7,500, an anonymous donation.

A discussion was held about parking at the beach during Fourth of July and the beach party. During special events, guests will be required to park at the Masury.

**Marina** — Pat – will make arrangements for the backflow inspection. Work detail will be completed staining of decks and Polmeroy walk.

Bill stated that a board came up when one of his guests stepped on it. Pat walks the marina all the time to inspect the boards.

A non-payment issue, a member had a larger boat in his slip than he paid for. He came to the clubhouse and took care of the payment.

Pat went to the beach at 11:00 am, it was packed.

**Beach** – Alan – dredge spoils. Paul called to say that there are children playing on the spoils. Chuck Hamilton will be coming down to view the spoils to let us know what we

can do. The silt screen needs to be fixed up. Also need to talk about beach grass with Chuck Hamilton. Signs will be put up to recommend keeping people/children off the dunes.

There is a big hole in the bulkhead where the sand keeps going thru. This will be discussed with Chuck Hamilton.

ATVs on the beach. Norm has been the beach manager for the last 15 yrs. ATVs have never been authorized to be on the beach. NYS you can get a golf cart or ATV registered. They need to have permission from private property owners to have permission to be on the beach.

A discussion was held. ATVS are not permitted on the beach.

**Diane made a motion to come out of executive session, second by Fran, UNAN. Motion carries.**

**Website Administration** – No report.

**Fundraising** – Alan will reach out to Rock Hill Golf for a date for next year.

**Entertainment** – Annette – working on having drive in movie. Annette is looking for a band and caterer for a beach party in August. Caterer would cook and sell his food. Suggesting that we don't charge, make it free, only cost would be the band. **Alan makes a motion to have a beach party with a cap of \$500 for a band and a caterer that would charge for the food, second by Bill, UNAN, motion carries.** Working on an event in September.

**Masury Restoration** – Bill – Bill has been working on getting the sign put up. We cannot plant the sign until Brookhaven Town tells us where and when to put it. We will have a ceremony when it is put up. Alan will reach out to Barbara Russell of the Town.

Windows are 98% done. Still working on getting them complete. Bill is now corresponding with Carl, instead of Patrick.

Restoration meeting was held on June 18<sup>th</sup>, 5 members attended.

**Buildings and Grounds** –

Building condition report was received. These are the items that were recommend:

1. HVAC ballroom is first on the list. Pat received quotes, one sent the wrong quote, one rescinded his quote, one quote was good. Quotes were for \$13,700 and \$10,000. Third quote was inadequate. A discussion was held. **Tom, makes a motion that the bids be given to the Trustees for the approval, the Board gives approval to not exceed \$14,000, with the stipulation that the Board approves contract, second by Pat, UNAN, motion carries.** This will be paid for by the restoration fund.

2. Eye windows need to be repaired.
3. Gutters need to be cleaned out and/or replaced.
4. Brick chimney needs to be repaired. Needs to be done before the winter.
5. Roof needs to be repaired, leaks. Flashing needs to be replaced.
6. Outside oil tank needs a foundation and replacement. Needs to be done before the fall.
7. Hatches were replaced, they need to be vented. Bobby the house manager will be asked to put in vents.
8. Repair and insulate an A/C duct.
9. Emergency doors in the ballroom need to be repaired.
10. Install a fan in the turret.
11. Backup generator.

The mural needs to be restored. An estimate is needed. Maybe use grant money for it. Tom will contact a company to find out how much it would cost to get an estimate.

**Trustees report-** Tom asked where are the income and expense reports. Members are asking.

**Rentals:** Diane – 9 rentals before next June, 5 are weddings. Wedding being held on 7/11/20 at a discount, only 40 people, they lost their venue due to COVID.

**Membership:** No report.

**Good and Welfare:** No report.

**New Business:** None.

**Tom makes a motion to adjourn, second by Betty, (UNAN).** Meeting was adjourned at 9: pm.