



## **PWEA MEETING MINUTES FOR ANNUAL GENERAL MEETING**

**September 24, 2019**

### **Call to Order**

The annual general meeting of the Port Washington Estates Association was held on September 24, 2019 at the Port Washington Public Library

President Gavin Pike brought the meeting to order.

Board Members in attendance were. Gavin Pike, Joshua Spitalnik, Howard March, Jeff Oring, and Barbara Scheid. Not Present–Amelia Amon.

In total, in excess of 19 members were in attendance.

### **Approval of Minutes**

The minutes from September 25, 2018 were distributed and approved.

### **President's Opening Remarks**

The President, Gavin Pike, provided the opening remarks, and started the meeting by giving special thanks and praise to outgoing Board member Tom Mansfield for all that he contributed to PWEA over the past year. Tom was instrumental in putting in the cameras at the beach himself, self-performing repairs at the beach, putting up new signage, reorganizing the kayak rack, and other various efforts, which in turn saved PWEA thousands of dollars. PWEA appreciates his efforts and will miss him on the Board.

The President discussed the advantages that the cameras have provided on the beach. Through use of the cameras, we have a much greater awareness of issues that were occurring at the beach after hours. For example, the cameras alerted us to the presence of unauthorized cars in the parking lot late at night, which has been addressed. The cameras alerted us to the use of the beach by trespassers at night, which has been addressed. The cameras alerted us to an issue that the parking area had been used by uber and lyft drivers while waiting for pickups, which also has been addressed.

Part of the manner for addressing the issue is locking and unlocking the gate at night and in the morning. This job has been personally done by Board member Howard March and the Board thanks him for his service.

Additionally, this summer the Board hired professional security guards which helped to cut down non-member trespassing by approximately 50%. As part of the duties of the security guard, there was greater enforcement of the use of parking hang tags.



### **Treasurer's Report**

The Treasurer, Jeff Oring, provided the Treasurer's report.

The details of the Treasurer's report was set forth in a spreadsheet handed out to all in attendance and is annexed to the end of these minutes.

Savings:	\$70,098.73
Checking:	\$36,041.49

This year, the Savings account was transferred to an account that gets 2% interest, which is a major improvement over past years.

This year there were 237 members who are in good standing, which is up from prior years. There remain 31 members not in good standing (a decrease from prior years).

There were expenditures on a new hot water heater, new refrigerator, new shower, and repairs to the Southern Bulkhead.

Funds were spent on supplies, which included ice eater, lawn mower, and various expenses at the hardware store.

This year, additional funds were spent on security at the beach, which as stated has helped to cut down on trespass to the beach.

A discussion was held regarding property taxes and school taxes being paid by PWEA. The Board is in the process of grieving the new assessment which would increase our taxes by nearly 100%. Discussions were held regarding the applicability of the "Gramercy Park Rule" to PWEA's beach.

### **Social**

Two parties were held this season. Special praise was given to Amelia Amon for organizing the parties and for spearheading volunteer participation (which increased from past years).

The Board thanks the volunteers, including: Nancy Nevins, Alexis Perotta, Laura & Roger Wootton; Jeff Rowland; Ira Schloss; Mimi Brown; Joan Traynor; Eytan Cotlowitz; Paula Waskover; Tyler Volk; Gavin Pike, Gwynne Pike; Tom Mansfield & his son, Barbara Scheid, Howard March, Joshua Spitalnik, Meir Gil; Ron & Fabiola Knight.

### **Membership**

The President spoke as stated that when he first started working on the Board years ago, there were approximately 155 – 160 members in good standing. This year there were 237 members in good standing.



There remain 31 householdings not in good standing. This accounts for approximately \$90,000 in outstanding revenue from these homes (since 2013).

A concerted effort was made this year to get the additional households in good standing. Outstanding invoices now carry an interest fee if not timely paid. Additionally, if houses are placed on the market which are not in good standing, a lien is placed on those homes.

These tactics have helped get more members in good standing this year, through payments or payment plans.

A discussion was held that the Board does understand financial hardship of members of the community and is willing to work with those members not in good standing to address an amicable resolution.

It is planned that additional ideas will be discussed with the new Board in the coming term.

### **Beach/Security Report**

The Vice President, Howard March, provided the Beach and Security Report. He stated that the beach has never looked better, and that this is due to the tireless work of Tom Mansfield. The Board again thanks Tom for all of his work.

The security has been greatly enhanced at the beach due to the eight (8) cameras which were installed, as well as the professional security service. On Fridays, Saturdays, and Sundays from Memorial Day through Labor Day a professional security guard was at the beach for 6 to 8 hours. This helped to turn away trespassers and leave the beach to members in good standing.

Through the help of the cameras, we were able to find out that at night teenagers and college kids would come to the beach, due in part to google stating that this was a "public" beach. Through some work, this google listing was corrected and incidents like this have decreased.

A question was asked if the beach closes and it was stated that the gates to the beach are locked at "dusk" and that the rules provide that children under 21 must be accompanied by an adult member. Although the gate is locked to cars, people can walk through the side gate at any time. The gate has been locked to keep out unwelcomed cars at night.

Through the security guard and the cameras, issues with non-members has decreased dramatically.

A discussion was held regarding problems with dogs on the beach, including people not cleaning up for their pets and allowing their pets to run free. Discussion was held that there is terrible abuse by certain members and their dogs too, and further discussions will need to be held on how to best address these problems.



Discussion was held regarding the change in location of the hose and the shower, and how it has made it difficult to wash kayaks. This will be looked into.

Discussion was held regarding rubber mat replacement on the ramp, which will also be looked into – however it was discussed about the difficulty of addressing this due to the rising tides and them being washed away during storms.

### **Building and Civic**

The building and civic report was given by Jeff Oring. He discussed potential development of inspiration wharf and discussed the business waterfront district. Of concern is discussions regarding public access from Leeds Pond to Port Washington North, which would impinge upon PWEA, however at this time it seems unlikely to be a concern due to issues relating to private property.

Also an item to keep an eye on is a potential Army Corp of Engineers potential "Sea Gate" plan designed to protect the five boroughs. This may impact our area. There are upcoming meetings to discuss the plan and potential impact.

Discussions were further held discussing the LIRR plan to go to Grand Central Station, and various potential Town Zoning changes which would effect lower Main Street.

Discussion was further held regarding review and approval of construction plans in PWEA. Association members are required to fill out a permit request on line and send the plans to Oring to ensure that our covenants are addressed. Three houses filed plans this year, which were all approved. Oring noted that many people appear to be proceeding with construction without first obtaining approval. Oring encouraged Association members that if they see some construction to notify Oring.

### **Southern Bulkhead**

Discussion was held regarding the Southern Bulkhead and the need to perform work in the coming years. Currently, we have a permit in place until 2021. Discussion was held regarding the different plans regarding work on the hard ramp and the extensive additional costs associated with keeping the hard ramp. If we close off the sand ramp and convert the existing concrete ramp into a sand ramp, there is a possible saving of \$70,000. Further investigation will need to be done to determine the effects of erosion from different plans and other issues. It was stated that early next year it is likely that a special meeting will be held to determine the best course of action.

### **Vote to Increase Membership Dues:**

A proposed increase in membership was brought for a vote. The proposal stated that "There will be an increase in regular annual membership of \$25 to \$360 and 'old timers' by \$15 to \$200."



A vote was held and the vote passed.

### **Vote to Amend the Bylaws**

A proposed amendment of the bylaws was brought for a vote. The proposed amendment stated:

Whereas Article IV, subsection 2 states that:

“The Board of Directors shall consist of nine (9) members, each of whom shall be chosen for a term of three years, three directors to be elected in each year.”

It is proposed that:

“The Board of Directors shall consist of not less than seven (7), nor more than nine (9) members, each of whom shall be chosen for a term of three years, three directors to be elected in each year. In the event there are seven (7) members, a quorum of four (4) members is needed. In the event there are eight (8) or nine (9) members, a quorum of five (5) members is needed.”

A vote was held and the vote passed.

### **Election of Board Members**

There were five (5) positions open for election to the Board, due to the Howard March, Amelia Amon and Tom Mansfield's terms ending, as well as the resignations of Eyton Cotlowitz and Meir Gil. The Board thanks Eyton Cotlowitz, Meir Gil and Tom Mansfield for their work.

Up for election were Amelia Amon, Angela Ferrante, Richard Genova, Howard March, Irene Raccaneli, and Roy Reynolds. Each candidate was given a chance to speak.

Upon a vote through ballots, the following were elected: Amelia Amon, Angela Ferrante, Richard Genova, Howard March, and Irene Raccaneli. Roy Reynolds was named as an alternate member, in the event that someone is unable to continue in their position.

**Meeting adjourned at 8:12 p.m.**

Joshua Spitalnik, Secretary

**PWEA TREASURER'S REPORT  
OCT 1 2018 – SEPT 20 2019**

INCOME

DUES	86,708.10
KAYAK RACK	4,100.00
DINGHY DOCK	500.00
FLOAT ACCESS	666.00
TOWN MOORING FEE	540.00
MOORING MAINTENANCE	1,303.50
PARTIES & DONATIONS	2,675.00
MISC FEES	500.00
INTEREST EARNED	109.13
<b>TOTAL INCOME</b>	<b>97,101.73</b>

ACCOUNTS RECEIVABLE	89,163.10
BACK DUES COLLECTED	16,743.10

EXPENSES

ADMINISTRATIVE EXPENSE	913.18
COMPUTER EXPENSE	565.62
INSURANCE	9,196.28
LEGAL & PROFESSIONAL FEES	4,491.00
LICENSES & PERMITS	480.00
MEALS & ENTERTAINMENT	2,043.98
PAYROLL TAXES	1,149.01
WAGES	4,151.48
REPAIR & MAINTENANCE	18,365.04
SERVICES (SECURITY)	7,981.90
STATIONARY & PRINTING	440.76
SUPPLIES	4,062.65
TOWN & SCHOOL TAXES	12,281.51
UTILITIES	1,579.53
<b>TOTAL EXPENSES</b>	<b>67,701.54</b>

<b>NET OPERATING INCOME</b>	<b>29,400.19</b>
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CASH ON HAND

Oct 1 2018	CHECKING	17,508.32
	SAVINGS	59,586.71
		77,095.03

Oct 1 2019	CHECKING	36,041.49
	SAVINGS	70,098.73

<b>TOTAL CASH ON HAND</b>	<b>106,495.22</b>
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