



**PWEA MEETING MINUTES
FOR ANNUAL GENERAL MEETING
September 21, 2021**

Call to Order:

The annual general meeting of the Port Washington Estates Association was held on September 21, 2021. Due to the COVID-19 pandemic, the meeting was held via Zoom rather than in person (resulting for social distancing requirements).

President Gavin Pike brought the meeting to order at 7:02 PM.

Board Members in attendance were: Gavin Pike, Angela Ferrante, Richard Genova, Jeff Oring, Irene Racanelli, Joshua Spitalnik, and Amelia Amon (recording). In total, at least 22 members were in attendance (via Zoom).

Approval of Minutes

The minutes from the previous AGM, held on September 24, 2020 meeting received 100% approval.

President's Opening Remarks:

Providing opening remarks, PWEA President Gavin Pike started by discussing the proposed pedestrian walkway across Plandome Road between Richards Road and Beachway. Progress has been made, in that the traffic study was completed, thanks to the efforts of our local councilwoman Mariann Dalmonte. The walkway has to be ADA compliant, including lights.

The PWEA beach sustained extensive damage from tropical storm Ida on September 1, 2021. Josh Spitalnik will work with the Town of North Hempstead and Nassau County to approach FEMA to see if we are eligible for a grant to mitigate the cost of over \$13,000 for loss of beach sand and underlying fill. We will need to address the drainage problem to avoid future losses.

AJ Reisman will spearhead a new initiative for environment. Anyone interested is welcome to join the committee, to be discussed later in the meeting.

Treasurer's Report:

Jeff Oring reviewed the treasurer's report, as set forth in the attachment shared with the members via email prior to the meeting. The report is annexed to the end of these minutes.

In summary:

Total Income: 104,514.59
Total Expenses: 225,810.75
Net Operating Loss: 121,296.16

This operating loss was due in large part to the completion of the Southern Bulkhead for \$140,535.24, which was covered, along with other necessary beach repairs, maintenance, and improvements, by the special assessment.

Our current total is \$82,801.49 with \$20,000 (\$10K per year) reserved for contingencies, leaving \$62,801.49 as cash on hand

Yearly Highlights:

Gavin expressed how pleased we all are that the Southern bulkhead was finally completed, as plans for it were first started after Super Storm Sandy, nearly 9 years ago. The majority of members seem to feel that the more spacious beach configuration is a great improvement.

The raised walkway out to the dock was swaying/unstable, so 3 bents (consisting of two pilings, a girder and a cross brace) were put in to make it more secure. Three additional pilings were added to the dingy dock, as it had broken away three times in last four years. Brandt Marine also attached an articulated coupling between the two docks, eliminating the need for a bridge. They took the dock apart and fortified it, so now it should survive future storms, other than hurricanes.

Angela Ferrante added that we haven't addressed the playground yet. We first want to determine the best course of action and to see how the new bulkhead feels. This is an opportunity to make significant changes and improvements. We would like to work with a landscape architect. Anyone who has recommendations as to a competent professional should contact us. We do plan to redo playground, but not sure what equipment, where it will be located, etc.

Questions:

Michael Waskover asked whether the missing sand on the south side of the beach would be replaced?



Gavin responded that the heavy erosion after the storm was replaced with DEC approved fill. The PWEA board decided to wait until next season to replace the top sand. Earlier today we received a quote of \$9500, from Brandt Marine, to extend the return on the Northern side of the sand ramp, by 14 feet, to try to mitigate the loss of sand and fill in a future “Ida type” event. We can expect more storms this winter. Ida was unexpected, so for now we are leaving the south side with fill only.

In addition, the missing tiki umbrella will be put back near boat ramp for next season since members have commented on how much they like the wide-open aspect in the center. We’ve purchased some readymade thatch to recover it.

Jeff Roland inquired, “Who are people who like open space? What’s the procedure? Neither Amy (his wife) or I remember getting asked.”

Gavin and Josh responded that we did send out a letter to solicit ideas on the playground, though not a survey. Josh will resend the email.

We had received a variety of ideas, from dog run to fire pit. Gavin is infuriated by those few owners and dog walkers who still do not leash their dogs or pick up after them. Our neighbors on Secor are also angry. A barbecue pit may be possible if we can figure out how to maintain it safely and without damage to beach sand.

For now we will not do anything major until we have a holistic plan.

Security:

Security rates have gone up. Some guards have been replaced. The question arose as to why we don’t have an electric gate. Gavin got a quote for over \$42,000. Apart from the cost, new regulations mandate that safety sensors are installed no more than 18 inches above the ground to prevent the gates closing and injuring a child or dog. These sensors would not survive immersion in salt water (such as the extreme high tides/storms that happen once or twice a year) and cannot be removed in advance of a storm. Replacement cost would be about \$2700 each. The board did not consider that an electrically operated gate would be practical.

Kayak racks:

Richard Genova commented on what a difference a year makes. We had an additional sunfish rack built, so now have 110 spaces. Seasonal space rental brought in over \$5,000, which offset the cost of the new rack. We currently have two spaces left. PWEA also bought a new dingy dolly. Thanks to Tim Mockler for ordering and putting it together.

Building committee:

Jeff Oring reported that two houses submitted plans and were approved.

Thanks:

Gavin thanked former vice-president Howard March who had to step down due to personal commitments. He was Gavin's right hand man, along with Tom Mansfield, who also left. We also thank Meir Gil for keeping us well insured. Many of the new restrictions that we face today result from the need to comply with our coverage restrictions.

Prospective board slate:

Incumbents Gavin Pike, currently president, and Jeff Oring, currently treasurer and head of the building committee, are up for re-election.

The two new candidates for the PWEA board introduced themselves.

Adam Gould first moved to Port in 2013, then to Ivy way in 2015. He enjoys beach as resident and looks for opportunities to help, particularly in bringing us together as a community. He's looking forward to collaboration on how we can offer more and improve. Adam has a young family.

Chris Passavia thanked the board for keeping beach up, considering all the water under bridge. He has two young children and left the city due, in part, to the pandemic. They were made to feel at home. He plans to be a compassionate ear and diligent.

Angela Ferrante launched a poll to approve the proposed board slate. The results were 95% in favor, 5% against. The slate was approved.

Additional questions and comments from the chat feature:

Q: The dock gets too hot when painted a dark color.

A: We will paint the dock a lighter gray next time.

Q: Please explain the need for future work on the bulkhead?

A: Water finds its way to the lowest point, hence the storm water poured down the ramp, taking sand and fill along with it. Extending the bulkhead will block its path to help prevent erosion. The quote for approximately \$9,000 seems worthwhile as damage from Storm Ida cost over \$12,000. Gambian cages would cost \$7,500 installed and would be unsightly.

Q: Karen Ballaban-Gil commented on the previous cost of playground equipment.



A: Angela responded that our intention is to reuse any viable equipment and bring it up to current code.

Q: Michael Waskover asked why there is a new boat in mooring field? The mooring was supposed to be placed further north. He has to squeeze around the boat to dock his boat. He believes it's a liability issue and that the mooring should be moved next time.

A: Jeff replied that boats swing over with northern winds. As we only have six boats, it should not be a serious issue between neighboring beaches. Sometimes PWEA boats swing onto Galloway Beach. The owner won't use our dock because they belong to the PW Yacht Club.

Q: Mark Schneider asked a lengthy question on permitting PWYC to store boats on their lots within PWEA boundaries. He would like the board to state for membership what transpired with the yacht club. He asked "If they are running commercial activities, why are our covenants not enforced?" He also maintains that the yacht club contributed to Ida damage by paving their parking lots and he suspects they don't have permits.

A: Gavin responded that the minutes he referred to were published shortly after the March 11th board meeting and any questions would have been more appropriate then, rather than at the AGM. Boats have been stored on that lot since 1959. Richard added that nothing in covenants covers boat storage. If they are in violation, it is not our jurisdiction, all we could do is report them to the town of North Hempstead.

When asked for a legal opinion, Josh responded that "spirit" is beyond what we can do as a board. We can't enforce TONH rules. We haven't voted in favor of PWYC activities. We only agreed that they can continue to store boats. The PWYC Commodore told Gavin they aren't doing anything different. We as a board aren't going to spend legal money to address this issue.

Angela brought up our time constraints. Mark would like his letter to the board distributed. We will correct any inaccuracies.

Q: Amelia asked if AJ Reisman would say a few words about the sustainability committee?

A: AJ suggested we start with some plastic clean-up events, possibly between neighboring beaches. We're happy to support!

We thanked Angela for organizing the zoom meeting!

Meeting ended at 8:03

Addendum:**PWEA TREASURER'S REPORT****SEPT 20, 2020 TO SEPT 20, 2021**

INCOME

DUES	83,515.00
KAYAK RACK	5,349.99
DINGHY DOCK	300
FLOAT ACCESS	483
TOWN MOORING FEE	360
MOORING MAINTENANCE	4,102.35
PARTIES, DONATIONS	2,905.00
MISC FEES	90
INTEREST EARNED	311.14
SPECIAL ASSESSMENT 2020	2,910.00
DEPOSITS IN 2020	4,188.11
TOTAL INCOME	104,514.59

EXPENSES

BANK CHARGES	86.30
INSURANCE	6,432.85
LEGAL & PROFESSIONAL FEES	1,560.00
LICENSES & PERMITS	1,720.00
OFFICE EXPENSE	650.36
PAYROLL TAXES	1,541.66
WAGES	3,168.61
POSTAGE	457.80
SOUTHERN BULKHEAD PROJECT	140,535.24
REPAIR & MAINTENANCE	6,163.11
DOCK & WALKWAY REPAIR	22,550.00
ADDITIONAL FILL (STORM DAMAGE)	6,374.61
MOORING MAINTENANCE	4,438.20
SERVICES (SECURITY)	13,054.44
SUPPLIES	1,522.20
TOWN & SCHOOL TAX	13,317.87
UTILITIES	2,237.50
TOTAL EXPENSES	225,810.75
NET OPERATING LOSS	-121,296.16



Sept 20, 2020	CHECKING	22,189.40
	Savings	181,908.25
		204,097.65
Sept 20, 2021	CHECKING	5,882.10
	SAVINGS	76,919.39
	TOTAL	82,801.49
	RESERVE FOR CONTINGENCIES (10k PER YEAR)	20,000.00
	CASH ON HAND	62,801.49

Southern Bulkhead Project Budget

Contract price for Southern Bulkhead	\$112,950
Contingencies (10%)	\$11,295
Fill (hardpack, pea gravel, beach sand)	\$12,000
Pilings (3)	\$3,500
Engineering Inspections	\$1,600
TONH Permit	\$200
Total	\$141,545

Southern Bulkhead Project Actual (includes \$10,970 spent in 2020)

Southern bulkhead	\$112,950
Pilings	\$1,000
Sand & fill	\$20,982.04
Cap Northern Bulkhead	\$2,500
Permitting	\$400
Engineering & Inspections	\$13,673.20
Total	\$151,505.24