

MINUTES

AUGUST 11, 2016

10:00 AM

CLUBHOUSE

MEETING CALLED BY	Setauket Meadows Board of Directors
TYPE OF MEETING	Home Owners' Association Meeting
FACILITATOR	Joe Cerullo
NOTE TAKER	Deborah Schade
BOARD ATTENDEES	Joe Cerullo, George Rice, Tom Purcell, Deborah Schade

Agenda topics

SOCIAL COMMITTEE REPORT

ELLEN SILVERMAN

REPORT	
1. Book Club: The Risk Pool by Richard Russo---August 25; Before the Fall by Noah Hawley---September 29. Everyone is welcome. Club meets at 1:00 in the clubhouse.	
2. Silly Magician: 8/27 - great room - 2:00; Face painting begins at 12:30 - card room; \$6 per child, \$10 per adult, not to exceed \$25 per family	
3. Labor Day BBQ - Sue Connors is running it; Time & Date of event: 3PM on Sept 5 th ; Aug 27 money will be collected for Labor Day BBQ- \$30 pp.	
4. Sept 25 th - FREE CONCERT featuring Alex Alexander 4:00-6:00.	

TREASURERS REPORT

TOM PURCELL

REPORT	
1. HOA Reserve money update: the money that was 'borrowed' to pay down the water intrusion surplus expenses earlier in the year, has now been totally replaced in the reserves account. We are moving forward totally in the black. At this time all our bills can be paid easily now.	
2. Total in reserves \$213,000.	

RELIEF OF COVENANT REPORT

GEORGE RICE

REPORT	
We're moving forward on pursuing a Relief of Covenant; the Expediter we hired has prepared the application and is ready to submit it to the Town of Brookhaven. .	
No other plans are in place until we receive the Relief of Covenant allowing us to alter the property perimeter (buffer zone) along Hulse Road.	

JOE CERULLO

BOARD OF DIRECTORS REPORT

REPORT
1. Successful Community Maintenance Projects have been completed:
<ul style="list-style-type: none"> • Painting of clubhouse
<ul style="list-style-type: none"> • Driveways sealed
<ul style="list-style-type: none"> • Power Washing of exteriors of all units and Community buildings
<ul style="list-style-type: none"> • Indoor pool cleaned and ceiling lights and fans were replaced (Lights had been hanging dangerously and needed replacement. Better circulation was needed & fans were replaced.)
2. There are two Board positions expiring: Joe Cerullo and Deborah Schade. If anyone is interested in applying we will be getting in information in the mail from HPM. Note: Info arrived in the mail just after the meeting, dated 8/10/16).
The process for applying is:
<ul style="list-style-type: none"> • Resumes must be submitted to HPM by September 13, 2016, NO SUBMISSIONS AFTER 9/13/16.
<ul style="list-style-type: none"> • The resumes will then be attached to the proxies, which will be mailed to each homeowner
<ul style="list-style-type: none"> • At the regular Board Meeting on October 13th all ballots, which have not been sent in previously, must be submitted before 7pm on that evening. NO BALLOT WILL BE ACCEPTED AFTER 7PM.
<ul style="list-style-type: none"> • The ballots will then be counted and the results announced.
3. Announcement: Setauket in the Woods Zoning hearing at Town Hall: Tonight's meeting is cancelled. Email blasts will go out today to the community. Community will be notified when the Town Hall meeting is rescheduled (as of 8/17 the meeting is rescheduled for Sept. 1 st , 2016 at 6pm)

COMMUNITY COMMENTS

MODERATOR: JOE CERULLO

DISCUSSION
Garage Sale concerns and complaints:
<ul style="list-style-type: none"> • One Resident feels in a community of this caliber she does not want to project this image
<ul style="list-style-type: none"> • Mary Negra - Garage Sale resulted in serious parking problems
<ul style="list-style-type: none"> • Joe Cerullo - Fire department could not get through, cars were parked on both sides of the street and not only was this a serious hazard, but will probably land us with a fine.
<ul style="list-style-type: none"> • Pat Dawson – the Emergency Exit was totally blocked with garage sale cars- this is a hazard.
<ul style="list-style-type: none"> • Ann- shared some positive garage sale comments - talking to outside community people was good PR for the community
<ul style="list-style-type: none"> • Mike Lubinsky – the Garage Sale poses a huge liability to the community and should be curtailed
<ul style="list-style-type: none"> • Diane Ward- Parking nightmare & huge accident waiting to happen. Not necessary to put the community through this risk.
<ul style="list-style-type: none"> • Someone took the Garage sale signs along Hulse Road down and ripped them up and threw them in the front fountain. (“Appears to be a protest of the garage sale, albeit juvenile”).
<ul style="list-style-type: none"> • Why can't we vote on whether to have garage sales? Joe: because it causes community division.
Questions on STP plan: builder may tie into our plant, but he will be more specific once the zoning is approved.
Paul Shulman mentioned a concern regarding the drip lines from the indoor pool ceiling vents. He asked if the water marks can be cleaned. Response from Joe C: Will be discussed at next Executive Bd meeting

Mary Negra voiced a complaint about the timing of the Board's approval of the deck next door to her and the subsequent removal of bushes between the 2 decks. Her complaint is that the planting must be delayed to September and that leaves the soil between the decks barren, dusty and no privacy between the decks. She suggests that such approval and plant removal be timed for the autumn.

Rocco voiced concerns about Algae in the pond and asked if it could be addressed. **Response from Joe C** Will be discussed at next Executive Board meeting

One resident, who had missed the last meeting and had not read the 5/19/16 minutes on the web wanted an explanation about the Setauket in the Woods zoning application. Joe C. recapped the zoning issue at hand with Setauket in the Woods. Please refer to the minutes of the 5/19/16 meeting for a complete description.

Bill Hammer shared some information he received while having his AC units replaced and thought the Board and residents could benefit from it.

- Bill suggested that fans should be put in the eaves to preserve the roofs (eaves registered 120 degrees in the summer). **On August 12th, 2016 Dave Morse, HPM was consulted by the Board about this matter and his response was: Dave said that his experience in other communities was that they sometimes cause roof leaks from rain, and especially snow accumulation. As you know, we here at Setauket Meadows are especially sensitive about roof leaks. He felt that the system in place, which consists of ridge vents in combination with gable vents was adequate since the air handler units are designed to work in such environments. The ducting system provided are also insulated to try to make them as efficient as possible. Dave also pointed out that they also cause sound and vibration which equates to resident complaints. He felt that it would be counter-productive to install these fans upon reviewing the pros and cons.**
- Bill felt that we should install lock boxes on each FACP closet for fire dept access. **On August 12th, 2016 Dave Morse, HPM was consulted by the Board about this matter and his response was: Dave told us that the Fire Department is trained to make their first stop when entering the community at the clubhouse lock box which contains all necessary keys and access cards for the community.**
- Bill also thought we should Identify water shutoff valves in each unit. **Dave Morse, HPM is being consulted on this.**

Anna Schiliro requested bushes and her posts painted from HPM 1 ½ years and no results. (1) Her complaint is that there is no follow-up. (2) She is also concerned about the treadmill erratically escalating or inclining.

Response of Joe C to Ann:

(1) Regarding follow-up, any complaint or request made to HPM must be emailed and copied to a Board member. (2) Joe personally tested the treadmill and found no problem with it. He will investigate further.

Bill Negra: suggested proactively getting a group price for hot water heaters, etc as our equipment is getting older. **Response of Joe C:** Good Idea, would you like to run with it?

Gym use: Pat Dawson commented that only **owners** can use the gym (not everyone realized this)

Cable deal – A question came up as to what we are entitled to with Optimum through our association fees. There was a discrepancy as to whether we should get a free cable box or not. **Response to look into it.**

On 8/20/16 Deborah placed a call to Optimum and found that this is what Setauket Meadow Residents are entitled to:

- **Optimum Silver Package (channels)**
- **Optimum Online (internet)-free unlimited access to Optimum WiFi & Newsday.com**
- **Modem**
- **Free Router (this month, so call* and request yours soon!) – NEW OFFER**
- **Cable boxes are not free; charge is \$7.71 per box and 24 cents for each remote**

***Optimum Customer Support phone #631-473-8900**

Resident expressed concern for elderly/ill neighbor who was taken to rehab (unknown to the community) and neighbors didn't know what happened to her and were worried about her.

Mary Negra: black top and power washing was excellent this year!

Meeting adjourned by Joe Cerullo