

SETAUKET MEADOWS HOA MEETING  
November 14, 2024

- The meeting was called to order at 7:00 pm by the Board President Joe Cerullo, followed by the Pledge of Allegiance.
- 4 Board members and 42 residents were in attendance.

Social Committee

- Dec. 4—Holiday party at the Meadow Club, \$99.98 p/p. includes passed hors d’oeuvres, sit-down dinner and DJ. There are still seats available.
- Dec. 12—*White Christmas* at the Gateway Theatre; Eileen can still get tickets at the original price.
- The clubhouse will be decorated on Friday, Nov. 22 at 10:00 am. All are welcome to help.
- Bingo beginning in January, 2025. No other information was given.

Board Responsibilities—Jane Ventimiglia

- The Board members were introduced for the benefit of new residents.
- The responsibilities of each position were explained.

Budget Presentation—Joe Cerullo—posted on the website

- The 2024 financial summary is based on the 2024 financial projection vs. amounts budgeted for 2024. The variance is the difference between the two amounts.

	2024 Projection	2024 Budget	Variance
Revenue	\$1,217,000	\$1,207,000	\$10,000
Expenses inc. OPTIMUM	(1,175,000)	(1,117,000)	(58,000)**
Less Reserves	(60,000)	(90,000)	30,000
Net result	(18,000)	0	(18,000)

\*\*major expenses include maintenance, repairs and landscaping

- The 2025 budget is based 2024 projection.

	2024 Projection	2025 Budget	Variance
Recurring expenses	\$1,029,000	\$1,043,000	\$14,000
OPTIMUM	206,000	216,000	10,000
Total expenses	1,235,000	1,259,000	24,000

- There will be NO increase in monthly maintenance fees in 2025 per unanimous Board vote.
- There will be an assessment of \$1000 per unit in 2025.
- 2025 Assessment breakdown:

Selective tree trimming	\$10,000
Road sealing	15,000
Sidewalk repair	17,000
Landscaping	43,000
Drainage testing	25,000
Replace reserves	40,000
TOTAL	\$150,000

- Assessment payments begin in January 2025 and can be divided into 4 payments—Jan., Feb., Mar. and April. Coupons will be sent from HPM to distinguish from monthly maintenance fees.
- Joe (again) explained that recurring expenses (annual expenses) are covered by HMO fees. Expenses that are non-recurring are covered through assessments.
- Reserve fund—Joe stated that we should have \$1 million in the reserve fund; however, we do not.
- Projected payments by the end of the year should bring the total to \$536,000.

#### Optimum—Cable

Bob Brennan is currently in negotiations with Optimum to lower the cable bill. Savings to the community are potentially substantial. However, not all channels that are currently available will be offered. Residents have the option to pick up those channels at their own expense.

#### Future Projects, 2026-2028—Lou Petix

Anticipated projects include a new STP roof, complete tree trimming, a new gate system, new driveways, resurfaced roadways.

#### Landscaping—Eileen Duffy

- Trees will be trimmed selectively rather than all trees being trimmed.
- Original landscaping is getting old and needs to be replaced. Areas between end units have the most problems.
- STP plant is a filtration system, not a sewer. Residents need to be mindful of what is being flushed; “flushable” wipes are not!!
- Health aids need to be informed by the homeowners.
- Several sidewalks are cracked, raised, broken, etc. This is a safety issue and these sidewalks need to be repaired.

#### Website—Ray Dawson

- Woefully few hits on the website by residents.
- In order to encourage resident use of the website Ray will inform Jane Ventimiglia when *The Setalker* is on-line. Jane will then send an email informing all residents. Ray does announce in the SM Facebook page, but most residents do not engage with facebook.

#### Battery Storage Facility

- The Board surfaced the issue of a battery storage facility planned for an area off of Sheep Pasture Rd behind the nursery.
- Mary Negra has attended 3V Civic Assos. meetings regarding this issue and suggested that all residents need to be informed.
- Joe will invite Councilman Jonathan Kornreich and the Setauket Fire Dept. to address the issue at a later date.

#### Reminders

- A copy of the budget handout is available on the website—Setauket Meadows.com. The password is “springfling”.
- The next HOA meeting will be held Thursday, May 15, 2025 at 7pm.