

## **Minutes of The HOA Board Meeting** **Held November 18, 2021**

### **Pledge of Allegiance**

### **Social Committee Update**

The social committee had two events this fall,

1: The Fall Fling, it was a great night filled with laughter and meeting with old and new neighbors.

2: Trick or Treat seeing all the children in their costumes was wonderful

Happy Hour will continue, Wednesdays from 5-7pm

Yoga classes will resume after Thanksgiving

Book Club for December will be on the 2nd, the list of books will be sent via email by Ellen.

In January we hope to resume game night.

In the spring we plan to do a Trivia night and a paint night. Please watch your emails for all the details.

On a personal note, Janice would like to thank all who donated to Friends of Karen, our community raised \$775.00

Ray Dawson then presented the community with a slideshow with pics of the Fall Fling. It was a great presentation, thanks Ray,

The positions of the new board and their positions were announced, they are as follows

President Joe Cerullo

1: Manages and hosts HOA meetings

2: Works with treasurer on budget

3: Manages and interacts with legal counsel on all legal issues.

Vice President: Lou Petix

1; Manages annual budget

2: Manages security for clubhouse

3: Point of contact for resident violations and fines

Vice Presidents:

Eileen Duffy and Sherry Azoulay Klein

Eileen:

- 1: Interacts with HPM on construction projects
- 2: Manages water maintenance
- 3: Oversees beautification project

Sherry:

- 1: Manages landscape vendor
- 2: Manages all irrigation issues
- 3: Manages with snow removal vendor

Secretary: Marianne Fohn

- 1: Records HOA meetings
- 2: Coordinates community emails
- 3: Clubhouse holiday decorations (to be held on Friday November 26 and again on January 8, Saturday)

Joe announced that again next year we will have Four community meetings

May: Auditors report  
August: AM meeting  
October: Results of election  
November: Budget presentation

In looking at the budget handout on page 11, Joe explained what is meant by each column.

We had what is called non recurring costs in our budget this year also. That includes the fire hydrant, road repair and the security system.

We are planning on replacing the pool coupling and two tiles down on the outside pool.

Dave Prestia asked if a bid was sent out on this?

Joe replied yes

It is with staying on budget and not having a monthly increase for three years we are raising our HOA fees \$30.00 to \$598.00 per month per unit, starting in January, 2022

Looking at the rest of the pages you will see the revenue and expense analysis.

## **Beautification Project**

We have collected approximately \$142,000 so we still have outstanding payments.

We have not yet turned this to collections and prefer not to, please contact HPM.

The house between our complex and Setauket Villas has been purchased by the Crest Group, we do not know what the group is planning for that area. We have reminded them that we own 50 feet beyond the fence.

Joe Polizzi asked when will the Beautification project be finished?  
Joe answered that it should be finished by late spring next year.

Linda Hasenmeyer asked if the new developments emergency exit is going where the old house is between our developments?  
Joe answered that we do not know.

Alice Polizzi asked, "Can we get lights for the holidays on our bushes and trees at our entrance and drive coming in?"  
Sherry said she will look into that.

Ray Dawson asked about cable contracts and the speed of cable?  
Lou responded that in our new contract we will be getting one free box and an increase of speed.

The survey regarding cable went to the community and the response was 115 for cable and 5 that wanted it to be dropped. We are keeping cable at this point.

John Suozzi asked if we could leave the gates open during the day.  
We can't leave the gate open but when someone does run into it and breaks it we have it on camera and hold the person responsible for the replacement.

Rich Lester asked can we get a dog run in this neighborhood?  
Doranne Metz asked if we could get another vote?  
It was answered that in the original prospectus it says that we are not allowed to. Joe will check again with the attorney.

Claire Pi asked can she just get her (Cable) boxes turned off when she goes away?

At this time Cablevision wants them returned.

John Suozzi wants to know who watches the 4D workers as they are not doing thier job well enough?

Sherry is satisfied with how they did the fall clean up and they will be back again when all the leaves fall.

Rhoda Needlman asked can 4D clean off our porches during fall clean up?  
That is not part of our contract.

The meeting ended with Joe wishing everyone a happy and healthy holiday season.

Our community looks beautiful so let's start the New Year on a positive note.