

Setauket Meadow HOA Meeting

MINUTES

OCTOBER 13, 2016

7:00PM

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, Eileen Duffy, Dave Morse, HPM, Mary Connolly, HPM

Agenda topics

SOCIAL COMMITTEE REPORT

ELLEN SILVERMAN

REPORT	
1.	Holiday Party at the Stony Brook Yacht Club Saturday, December 3; 6 pm to 10 pm; \$65.00 per person – Cash Bar Cocktail hour with passed hor d’oeuvres; Full Dinner – with choice of entrees; Dessert & Coffee DJ & Dancing Sign up is Sat., November 5, from 10 am – 11 am in clubhouse Contact Kathy Holly @ 828-8865 for additional information
2.	October 23 Comedy/Magic Show, 7:00PM in the great room Mike Maione, the magician; Rich Walker, who was voted Best Comedian on Long Island two years in a row and; John Santo, who does impressive impressions
3.	Author Visit on October 27, at 1:00 in the great room-Kimberly Wenzler ~ Both Sides of Love

TREASURERS REPORT

TOM PURCELL

REPORT	
1.	Treasurer Report: Financial Update-All is going very well, but the community is getting older and expenses will be increasing for maintenance & upkeep.
2.	2017 Budget Process- FACP doors, paint the columns, white panels on risers. New outside lights can be purchased through Three Brothers Electric.
3.	Final Budget to be presented at 11/17 HOA meeting- 7pm
4.	Initiation fee has always been there for purchaser of condos in the community; fee has always been two times the monthly maintenance amount. It is a line item in the budget.
5.	Lloyd Colby brought up the issue of adding “Pickle Ball” lines to the existing Tennis Courts so that the Courts may be used for the dual purpose of both tennis and pickle ball (which is becoming a popular and well attended game among residents). Joe Cerullo asked Lloyd to put together facts and figures to be considered as the board is considering and finalizing the budget for 2017. Lloyd agreed to do so.

HPM MANAGEMENT REPORT

DAVE

REPORT	
	Nothing new to report.

RELIEF OF COVENANT /BEAUTIFICATION REPORT

GEORGE RICE

REPORT	
	1. Setauket in the Woods Zoning request for a zoning change was approved; permits and approval are in the process of being approved
	2. Our application to the highway department is before the town for planting along the Setauket Meadows' perimeter
	3. Application was made for relief of the covenants and restrictions to allow some removal and replacement of the perimeter growth

BOARD OF DIRECTORS REPORT

JOE CERULLO

REPORT	
	1. Board of Directors Election - 2 incumbents to be elected; running unopposed. We needed a quorum of 76 votes for a valid election. Between attendee votes and proxies, 90 votes were submitted. Joe Cerullo and Deborah Schade have been re-elected to the HOA Board of Directors.
	2. Trash removal: As of daylight savings residents may put their garbage to the curb the earliest 4pm. Remember to use garbage pails and lids; do not put plastic bags on the curb as it draws animals and birds into the community, which can cause unsanitary results when bags are ripped open as they forage for food.
	3. Entrance Gates and Cameras: If a resident sees someone hit the gates be sure to take the license plate # so we can track it down and get them to pay for it. We are trying to look into getting a better camera to capture the license plate numbers. If we can identify the culprit(s) then we can hold them accountable for the cost of repairs. Gate damage and repair cost is a burden to the community and the board would like the offending persons (often times delivery trucks and visitors) to pay for the damage they cause.
	4. Additionally, caution is needed when visitors are at the entrance panel awaiting entrance, while at the same time a resident is clicking in. Often times the visitor will see the gate opening and think it is for them and bolt through the gate, while cutting off the resident who has just 'clicked' the gate open for themselves.:

LANDSCAPING REPORT

EILEEN DUFFY

REPORT	
	1. Our lawns took a beating with the fungus issues: but going forward this is what we are doing to get them into shape; 4D will thatch, aerate and seed in the near future. Monday, Tuesday and Wednesday (10/17-19) bush trimming will be done. If you don't want your bushes cut get the Yellow caution tape from Eileen and wrap it around the particular bush you don't want trimmed.
	2. Soggy Grass issue was addressed by Diane Ward. Eileen mentioned the ground is mostly clay and it doesn't absorb the water. We are actively looking into a resolution.

3. Licensing of Clubhouse: The Clubhouse is under used and a committee is looking into all aspects of licensing the clubhouse for Resident Usage. Legal, financial, physical property and liability issues are all being carefully evaluated. There will be more on this topic going forward.
4. Paul Shulman voiced his immediate disapproval of licensing the clubhouse due to privacy, liability, and the possible destruction of our property issues of concern.

SPECIAL
PRESENTATION

SETAUKET MEADOWS WEBSITE

RAY DAWSON

REPORT

Ray Dawson gave a tremendous presentation on the website (what it offers and how to navigate it):
What you can get out of the Setauket Website:

- Goings on in the community
- View Condos for Sale-every click we get 12 cents
- A blue font is a link to more info
- Brag Box is for resident bragging
- Calendar of events: example - Trash collection; click on item for more info
- Resident List: PDF list - password protected "springfling"
- Did you know- section of fun trivia
- Older Setalker (back to Jan 2013)
- List of Websites- great resource
- Inside our clubhouse: photos
- Property Management contact page
- Local weather forecast
- Ray suggests you make setauketmeadows.com your home page
- Sports
- Stock Market
- World & Local News-links to news feeds

COMMUNITY COMMENTS

MODERATOR: JOE CERULLO

DISCUSSION

- Fines have been issued to residents who have received warning notices about putting out trash BAGS in place of a trash can and continue to do so. A resident received a warning and fine in error, she brought her complaint to the board and the fine was rescinded and an apology was issued.
- Harold: Garbage collection date is confusing when a Holiday is on Monday; Ray will contact Winter Bros Carting and get the correct schedule and will put it on the website calendar for the residents.
- Linda Hasenmeyer - would like it known that when it comes to having a community fence she prefers a black estate fence. She also wanted to inform the community that the American flag, when flown at night, needs to be displayed properly. The flag, flown at night, should be illuminated by a light. If you do not illuminate it, you need to take it down at night.
- A resident spoke regarding the exercise room. She feels that the equipment needs to be replaced and upgraded. Tom responded that we have a maintenance service to advise us of repairs and replacement schedules.

- Clare Pi expressed a problem with excess water in her yard. Eileen asked people to email HPMLI & Eileen if they have any problems with excessive water and soggy grass.
- Joan inquired as to what she should do if she (and other single ladies) need assistance to change a battery or something in their homes? Is there a handyman available? Answer: No, it is the homeowner's responsibility to get someone to take care of maintenance issues in the home.
- Sandy Hammer- complaint - wet floors in ladies room. Sign is needed to advise people to dry off before entering the bathroom.
- Phyllis Colby - complaint- clubhouse is cold in the winter. Joe – advised all to let HPM know when it is cold in the clubhouse and it will be addressed.
- Ray Dawson would like residents to submit articles to enhance the Setalker online.
- Every 5 years residents are advised to change their smoke detector and co2 detector. This is each residents' responsibility (this is not done by the HOA).
- Clubhouse fireplace was cleaned and is more efficient.
- Eileen recommended PSEG energy audit - cost is nothing; you get recommendations, report, 15 free LEG bulbs.

Meeting adjourned by Joe Cerullo