

**BOARD OF DIRECTORS MEETING---NUMBER 438
MONDAY, SEPTEMBER 8, 2020 AT 4:30 P.M. VIA THE ZOOM APP**

NOTICE: THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON TUESDAY, OCTOBER 5, 2020 AT 4:30 P.M. VIA THE ZOOM APP

This meeting was opened at 5:10 P.M. by **President James Carforo**. In attendance were Directors **Gerry Giliberti, Ken Neary, Paula Miano, Edith Holmer, Stuart Close, George Lombardi, Daniel Aharoni, Fred Kleinsteuber, Michael Waltz, Jon Tarbet & Secretary Gary Grille**. Advisor **Judy Freeman** and approximately 10 members were also in attendance.

NOTE: When the Zoom meeting was set up, Secretary Grille inadvertently checked the box “only authenticated users can join” which led to difficulties with the sign-in process.

--**Motion by James Carforo** to accept the minutes from the previous regular Board of Directors meeting on July 25, 2020 as written was seconded by **Edith Holmer** and passed unanimously.

--**Motion by Edith Holmer** to accept the minutes from the Annual Meeting of Members on July 25, 2020 as written was seconded by **Paula Miano** and passed unanimously.

--**Ken Neary** provided the nominations for CBPOA Board Officers:

Edith Holmer	Treasurer
Gary Grille	Secretary
Gerry Giliberti	co-VP
James Carforo	co-VP
Daniel Aharoni	President

All nominations were accepted by the nominees with no others expressing interest. Voting for the Officers will be held at the next meeting on October 5, 2020.

--**Edith Holmer** went over the financials showing a balance in all accounts of \$211,203.55. She had written more than 50 checks since the last meeting mostly due to weekly Lifeguard & Security guard payroll. She noted there are 40 members who have not paid the 2020 maintenance fee, \$19,300.00 in outstanding maintenance fees and \$116,075.00 in liens. She also stated there is a balance of \$198,699.68 on BNB loan for the bulkhead repair project.

--**Secretary Gary Grille** stated there are currently 785 paid members out of 869. He related complaints he has received of dog droppings and fire debris on the beach. Also, a note about speeding cars in the neighborhood and the rules of the road, ride with traffic, walk/run against traffic. Minor vandalism, boat damage and the need for security cameras were also discussed.

--**Daniel Aharoni** related the lifeguards working until 6pm on the weekends worked out well for all and overall, it was a great season with the lifeguards. Dan suggested a bonus for Captain Maura Donnelly. After discussion, an amount was agreed on by the Board and there was a

--**Motion** by **Daniel Aharoni** to award lifeguard Captain Maura Donnelly a bonus of \$300.00. It was seconded by **George Lombardi** and passed unanimously.

--**Motion** by **Daniel Aharoni** to have Nancy Labiner assigned as an Advisor to the Board was seconded by **James Carforo** and passed unanimously.

--**James Carforo** suggested a split rail fence be installed at the recently cleared beach access path between 271 & 273 Kings Point Rd. The Board was in agreement.

The issue of providing a variance for a homeowner that asked for the front setback of 40' to be lowered to 34' for an upcoming addition he is planning was discussed. The Board was unanimous in stating they do not have the power to grant such a variance either within the CBPOA By-laws or the Covenants and Restrictions.

--**George Lombardi** reported that sealing of the parking lot would be \$23,000.00 and is not the optimal solution due to extreme wear and cracking. Pricing for new asphalt would be \$43,000.00 with an additional cost of \$12,000.00 to remove existing asphalt.

The Lion Head Rock Rd. drain basin was also discussed.

--**Ken Neary** discussed the handyman issue stating we need someone who can respond when needed. Classified ads for such will be put in East Hampton Star, East Hampton Press and CBPOA newsletter. Ken ordered 6 new bulkhead ladders to replace 2 that are broken and have a few on hand as spares. He is also working with member Scott Sassoon on wifi enhancement and a security camera system for the Reservation. Costello Marine will put back a missing piling and check all pilings in marina at low tide for any damage.

--**Fred Kleinsteuber** spoke of the proposed new playground and Bocce courts stating a 30% deposit (approximately \$10,000.00) will be required to secure a spring installation date for the Bocce courts. A presentation on the new playground equipment will be forthcoming.

--**Stuart Close** touched on his proposed hurricane preparedness plan with the Board deciding they would hold a separate meeting to discuss the plan, committees and assignments.

--**Motion** by **Ken Neary** to adjourn the meeting at 7:05 P.M. was seconded by **Daniel Aharoni** and passed unanimously.

Respectfully submitted,

Gary M. Grille

Gary M. Grille, Executive Secretary

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