

Brookhaven Village Association / Brookhaven Hamlet Foundation
Monthly Board Meeting
August 14, 2024

Attendance

- BVA Directors, Officers and Employees present: Kevin Glynn, Kris Holmberg, Andrew Komosinski, Andy Lovito, Mike Martens, Kristin Kirk Murphy, Julia Villacara, Steve Young, Karin Wagner, Janet Quirk.
- BVA Directors, Officers and Employees excused absence: Dave Anderson, Chris Bland, Aileen Kokell
- Public Attendance: Ed Chiofolo, Ellen Komosinski, Missy Mirabelli, Chris Newman

Opening Remarks

- President Julia Villacara opened the meeting at 7:33 PM.
- Conduct for meeting was reviewed--do not speak over anyone or have side conversations. A reminder—it is distracting and not effective for our workflow. For public participants: please only speak during public participation section. The Board agreed to add a second public participation section at the end of the meeting in addition to the first one at the beginning. Any comments on what is discussed during the meeting, please hold until the second public participation section at the end of the meeting.
- Janet provided copies of Treasurer's schedule of operations.

Prior Month's Minutes Reviewed

- July Minutes reviewed: Motion made to accept the Minutes by Andrew Komosinski. Seconded by Kris Holmberg. Motion carried. All in favor.

Treasurer's Report

- **Brookhaven Village Association**
- Income/Expenses
- Dues payments: \$125
- Promotional Items: \$40.
- Squassux fees: \$3,974.
- Other than usual expenses:
- Payroll expenses –
 - NYS Ins Fund W/C - \$1,053.28
 - The Hartford – PFL & DBL - \$49.51.
 - US Treasury – FICA & Medicare - \$1,211.14.
 - NYS UI - \$202.06.
 - NYS Dept Taxation & Finance – W/H – 71.19.
- Julia Villacara – reimbursement for annual meeting expenses - \$378.38.
- Briggs Property Mgmt. – June and July major mow – \$2,378.89.
- Robert Ficken – spread 60 yds @ \$150 per 10 yds - \$900.
- **Brookhaven Hamlet Foundation**
- Income/Expenses
- Donations: \$150.
- Expenses:
- Bank fee for avg daily balance < \$5,000.

Correspondence

- Thank you card from scholarship winner, Lealand Stewart.

Events
<ul style="list-style-type: none"> • None.
Newsletters
<ul style="list-style-type: none"> • LI Sound Update • Peconic Land Trust
Donation Solicitations
<ul style="list-style-type: none"> • South Country Ambulance
1st Community Participation/Comment
<ul style="list-style-type: none"> • Community Announcements and comments were invited. • <i>Ellen Komosinski is working on Christmas event with the Brookhaven Fire Department.</i> • <i>Missy Mirabelli is thankful for Andrew K. and Andy L. regarding the gate malfunctioning (it stayed open longer than it should). She also inquired about the wasp nest in the gazebo at Fire Place Park. Julia added that the Town Parks Department maintenance worker reported the nest and missing gazebo rail slats to the Parks Dept. Ward 4 Supervisor. The Department is aware of what needs to be done and a work order has been created to address this. Julia followed up with the Supervisor to make contact and confirm.</i> • <i>Ed Chiofolo made a statement about music at the H.O.G. on Tuesday night at 9:30 pm. As he was leaving Squassux Marina he mentioned it could be heard. Julia added decibel readings are regularly taken at the H.O.G. for all music events. Decibels are always under Town code. Music ends at 10pm in accordance with Town code.</i> • <i>Chris Newman reported that his car was struck in the marina in the afternoon of Sunday August 11. The driver agreed to pay for the damage. He thanks the Board and our employees for our assistance.</i>
Finance Committee- Kevin Glynn
<ul style="list-style-type: none"> • <i>Currently looking for an insurance quote that is affordable, as the rates are going up. Insurance is currently a little under \$12,000. Roe Agency was bought out by another company. Janet recommends looking to agencies in the area to get quotes for next year.</i>
Squassux Landing Committee- Andrew Komosinski/Andy Lovito

- Mike Martens reminded that the West Canal is overgrown and should be cut next season.
- Sublease status-
 - We have 1 resident and 1 non-resident sub-leasing vacant spots that boaters paid for the season but are no longer able to use, and they accepted \$100. rebate to give up their slip for this season.
- Next season pricing comparisons-
 - Sub-lease pricing options were reviewed. The majority is in favor of subleasing pricing structure based on season pro-rating.
- Janet reported that a resident boater is using a slip that they were invoiced for and did not pay for. Boater used someone else's pin code to get in.
- Gate issues-
 - Andy reported that the gate has been opening and closing unexpectedly. Andy called and got a quote for \$7,000 to replace the mother board in sensory unit. We will be another evaluation from another company. (8/15/24-Craftsman's Fence technician came and evaluated the sensors and problem is fixed for \$380.)
- Procedures surrounding accidents-
 - If we are requested to provide video footage for any boaters experiencing accidents, we will do so. If law enforcement wants video from our cameras, they will have to give us a subpoena.
- Pin code abuse-
 - We are changing codes next season.
 - We are adding a marina rule regarding pin code abuse.
- Andrew Komosinski spoke to a resident police officer who asked to use a PIN code. Officer said he would occasionally patrol the marina rather than walk.
- Policy enforcement-
 - Communication to boaters regarding strict policy for next seasons. Registration, payment and contract due by March 1 or no pin code, no access to marina.
 - Email boaters every 15th of the month as a reminder to prepare their registration to be sent in with payment and signed contract by March 1st for the 2025 season.
- Marina signage-
 - A vote was made to create a reminder sign regarding policy of payment, registration and contract due by March 1st. A cap on budget of \$500 for new sign that will be used every season.
- Non-motor storage of vessels in winter was discussed for a rental fee-same price as for summer season, \$125.
- The schedule of marina operations is available and made for Board to review at home.
- Gravel situation looks good. Wi-Fi extension to allow boaters to opt-in was estimated at \$25,000 to set up structure with all the benefits it will provide. We are going to move forward with only providing Wi-Fi for our security cameras. If boaters want Wi-Fi for their own boats, they must secure it on their own.
- Cole update-
 - Cole Environmental requested our land deed to comply with TOB letter requesting items to proceed with our permitting process. Julia will send the deed.
 - Motion to pay the Cole Invoice (services invoiced from March 2023-August 2024) of \$6,406.30 made by Steve Young. Seconded by Andrew Komosinski. Motion passed. All in favor.
- Additional income opportunities-
 - Kris Holmberg brought up a raffle idea to give away a boat slip every year.

Quality of Life Committee- Julia Villacara

- Squassux Fair-
 - Planning to coincide with the launch of the electric boat, Earl of Squassux, in an exhibit at the 80th Anniversary celebration of Squassux. A history exhibit is also planned.
- Town of Brookhaven updates-
 - Town Highway department plans to re-pave Edgar Lane and Beaverdam Road for 2024/25. Edgar Lane will be re-paved with road grating to mitigate flooding. Sewers will be cleaned out over the next couple of weeks. Trout Ponds Court is especially bad.
- Fire Place Park will be attended to--work orders were put in for gazebo slats and wasp nest removal.
- Town Official meeting is waiting on September dates.
- Plantings committee reported that the tree planted at Post Morrow Foundation is going to survive. No need to replace.
- Welcome bags need to be re-ordered. Quotes were received and a decision will be made.
- Good Harvest volunteer program-
 - Partnering with the Hog to re-launch Good Harvest for a few weeks, where volunteers harvest crops for donation to Boys and Girls Club, Mary Immaculate, Food Pantry, and the Eastern Farm Workers Association. The program runs August 15th through September 5th, every Thursday at 4:00. Student volunteer hours are available.
- PMF fundraiser-9/21-no ticket needed.
- Merchandise sales dates- Julia will send out an email with dates sending volunteers to sell merchandise on Sundays in September.

Land Use-John Knapp

- Nothing to report.

Virginia Brown Scholarship- Janet Quirk

- Nothing to report.

Nominations Committee- Dave Anderson

- Nothing to report.

By-Laws Janet Quirk

- Janet and committee will begin reviewing by-laws in January.

Unfinished Business

- Under committee review-Mike Martens was added to Land Use committee.

New Business

- None.

2nd Community Participation/Comment

- There were no comments.
- (Note: Ed Chiofolo and Missy Mirabelli left before the second public participation section.)

- **Meeting adjourned at 9:51 pm**

Respectfully submitted,
Kristin Kirk Murphy
Recording Secretary, Brookhaven Village Association

NEXT BVA BOARD MEETING SEPTEMBER 11, 2024

