

Brookhaven Village Association / Brookhaven Hamlet Foundation
Monthly Board Meeting
June 11, 2025

Attendance

- BVA Directors, Officers and Employees present: Dave Anderson, Kevin Glynn, Kris Holmberg, Andrew Komosinski, Andy Lovito, Kristin Kirk Murphy, Janet Quirk, Julia Villacara, Karin Wagner
- BVA Directors, Officers and Employees excused absence: Steve Young, Chris Bland, Lynda Wagner, Mike Martens
- Public Attendance: Chris Ciervo, John Knapp, Ed Chiofola, Judy Chiofola, Missy Mirabelli.

Opening Remarks

- President Julia Villacara opened the meeting at 7:43 pm.

Prior Month's Minutes Reviewed

- May Minutes reviewed: **Motion made to accept the Minutes by Dave Anderson. Seconded by Karin Wagner. Motion carried. All in favor.**

Treasurer's Report

Brookhaven Village Association

Income/Expenses

Dues payments: \$575.

Squassux fees:

- 2025 dock fees \$5,655.
- Ramp and gate code fees \$150.
- Surcharge - \$1025.
- Kayak Storage - \$15.

Other than usual expenses:

- 990 Online – efile form 990 2024 BVA - \$41.
- MyQ Subscription – software for gate - \$260.35.
- Robert Ficken – Spread 100 yds road material - \$1,500.
- Intracoastal Contracting – Spring Maintenance - \$4,700.
- Brookhaven Postmaster – spring newsletter postage - \$301.71.
- Amazon - Mutt Mitts for dispenser - \$163.11
- J Kalant Electric – upgrade - 2 new outlets - \$500.
- Searles Graphics – Spring newsletter - \$2,708.96.
- Hostmonster.com – Annual Website hosting fee (1/2 reimbursed by BHF) - \$215.88.

Brookhaven Hamlet Foundation Treasurer's Report

- Income: Donations: \$915.
- Expenses:
 - Hostmonster.com – Domain name renewal - \$20.99.
 - To BVA – reimburse ½ annual website hosting fee - \$107.94.
 - Bay Gardens – 1 planting 39 Astor - \$302.50.

Correspondence

- Thank you from Open Space Council

Events

Newsletters

- Long Island Pine Barrens Society

Donation Solicitations

- South Country Ambulance
- Lighthouse Mission
- CEED

1st Community Participation/Comment

- **Community Announcements and comments were invited.**
- Chris Ciervo asked Janet if she could remove him from the Suffolk Federal accounts. Janet replied that she tried to remove him previously and she will take care of this in the near future. Chris also shared that Andy has trouble getting access to some cameras at the marina due to the server.
- John Knapp said he is still willing to chair Land Use committee for the next year. He also asked about the jet skis issue that was brought up at the last Boaters Meeting. He wanted to know if environmental damage and accidents were taken into consideration. Andrew replied that he brought the jet ski issue up at the Squassux Meeting and the proposal to use jet skis at the marina was voted down at the last Board Meeting. Andrew wants to send out a survey to the community to get some input on the matter and a survey on the general marina.

Finance Committee- Kevin Glynn

- **Glynn reports** that BVA funds are in good financial standing.
- The numbers are amazing and growing substantially. Dock fees are up \$11,000 from last year. The raffle—\$810 was the net. As for the kayak rack, we will have to reduce the price or move forward because we are not making money. He suggested the survey Andrew sends out to include what people think is a fair price. Kevin added that it is unfortunate that we are not providing the service and making money.
- Kevin stated although dock maintenance can be costly, Andy Lovito has been keeping ahead of these repairs and expenses. This provides invaluable savings and efficiency. Compliments to Andy. Kevin asked about a plan for the next 5 years. Andy said he will keep the schedule for maintenance up to date and stay ahead of things.
- Kevin thinks we can actually start the erosion project once approved by agencies starting with Arthurs Creek. The profit from this year is enormous.

Squassux Landing Committee- *Andrew Komosinski/Andy Lovito*

• **Komosinski updated:**

- Everything looks good. Squassux gravel is spread. He emailed the Schedule of Operations to everyone. Security cameras are not installed yet. Townline schedule has not been able to get their work done yet.
- Outlet and box fixed near slip 34. He had good advice from someone—put a survey out about the marina and see what the community has to say about issues. He will start with Squassux committee and get this out within a month. Looking for a means to conduct a survey (survey monkey?) Just doing boaters for feedback on a few issues, like jet skis in the marina. Kevin offered that we should be asking about a fair price for kayak rental. Julia said someone recently told her the price is high for kayak shelf rentals at Squassux. Julia asked for a projected time for the survey—either this or next month. Andrew said that using jet skis is up to the boater opinions.
- Andrew says we need a horsefly trap at Squassux. Lovito said we have 5 down there now. They're in need of repair. We usually get 6-7 years out of them the traps, but they do need repairing at times. If we get a new one, the price is around \$500 with shipping and tax. The traps are put in his barn for cover during the winter. The horsefly situation is much better down there because of these mitigation efforts.
- **Motion made to buy one horsefly trap by Andrew Komosinski. Seconded by Karin Wagner. Motion carried. All in favor.**
- **Lovito reported:** 140 boats in Marina. There are no big issues except for a few speeders. He looks for track marks in gravel and then reviews footage to see who is speeding – track marks indicate higher speed. He appreciates the cameras for that reason as well.
- Julia asked about the sign the Fire Department wanted to put up by their boat. Lovito responded that the FD said there is sometimes activity at night but they haven't had anything taken/stolen. They have a camera on their boat. Lovito does night runs around 10:30-11:00 pm.

Quality of Life Committee- Julia Villacara

- Kris Holmberg said the Town of Brookhaven changed their protocol about taking dead trees down. You have to fill out a form on their website now to ask for a tree to be reviewed for inspection. Lovito cited the tree by the library. (Kris was actually asking about this tree regarding the inspection request for the town to take it down.)
 - Kris also did a re-seed on the bald patch at Hulse cemetery.
 - Julia reports about the last Quality of Life Meeting:
 - Lyndas' Youth Night proposal with outside lawn games like volleyball on Monday nights. This idea is about getting people together and meeting neighbors.
 - Dave also had a suggestion to have a snapper contest for kids. He thought August could be a good time for this activity/event.
 - Julia shared that she asked for recommendations from Bellport High School Student Government Advisor for nominees for the Bob and Gloria Brown award. Kyran Murphy and Sydney Yablon were nominated. Marty Van Lith was asked to give the award at the Annual Meeting next week to Tom Williams and Lex Mallon. The awards will be printed up and ready for next week.
 - Co. Rd. 36 project- county signed off on contracts years ago. Now they are trying to get out of the contracts.

Land Use-John Knapp

As of 6/9, nothing to report. John said it had been very quiet. Brookhaven Town has stopped sending agendas via emails. The Historic District Advisory Committee has been quiet. John commented "Not too much land to be built on here". Mary Knowles recommended Frank Miller as a good replacement for her on the HDAC group. Julia asked Chris C. if he would talk to Frank.

Nominations Committee- Dave Anderson

- Dave said we are all set for the Annual Meeting—plans on proposing slate-Julia, Dave, Kristin as Officers (President, Vice President and Secretary) and Steve, Lynda, and Karin renewing terms as Directors. Any nomination from the floor will be processed.
- Julia reminded all that Steve Heck will be joining us, filling in the time remaining for Dave’s term.

By-Laws-Julia Villacara

- Julia offered copies of the proposed amendments to the **By-laws of the Brookhaven Village Association, Inc. (2025)** for the Board’s review:
Amendment 1:
 -Action: Edit of Article III: Section 3: Officers.
 -Purpose: To clarify and assign term dates for Officers
 -Current Officers: Each officer shall be elected by the general membership at the Annual Meeting -for a period of one year.
Proposed Amendment: Officers: Each officer shall be elected by the general membership at the Annual Meeting for a period of one year from July 1st to June 30th.
 • **Motion made to apply Amendment 1 made by Andrew Komosinski. Seconded by Kevin Glynn. Motion carried. All in favor.**

Amendment 2-

- Action: Edit of Article VII: Section 1: Notices
- Purpose: To clarify and modernize methods of communication with membership
- Current: All notices to members shall be mailed to their addresses as given on the books of the Association.

Proposed Amendments:

- All notices to members may be delivered by postal mail and/or electronic means, including email, per the contact information listed in the records of the Association.
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Discussion about the changes:

- Julia read the proposed language and after consulting with Janet, recommended removing the “and” from the “and/or” as to not confine the BVA to a misinterpretation of sending both Postal mail AND emails.
- Missy asked from the audience about why Janet offers her ideas when she removed herself from the by-laws committee. Julia reinforced that Janet has 20 years’ experience with the BVA and has institutional knowledge that is valued. Missy asked if Chris Ciervo and John Knapp had reviewed too. Julia asked if they would like to. Both declined.
- **Motion made to apply Amendment 2 made by Karin Wagner. Seconded by Kevin Glynn. Motion carried. All in favor.**
- Julia briefly noted on the printed **Amendment 3** which was not for vote at this time. She wanted to bring it to the board’s attention that a proposal was made to clarify the bylaws use of the word “candidates”. By-laws committee members Steve and Mike in committee emails declined to amend until after the Annual Meeting.

Newsletter- Karin Wagner

- Karin asked when the rough deadline for the fall newsletter is; the response was the second week of October. Janet offered that it needs go out before the “Close of the Season”.

Virginia Brown Scholarship- Janet Quirk

- Janet updated that Award letters with invite to annual meeting were presented at High School by Brynn Johnsen on June 9.
 Recipients:

- \$3,000 Sean Glynn
 - \$2,000 Kalisto Mignola
 - \$1,000 Brynne Ballan
 - Additional award at annual meeting \$2,000 Max Yablon
- All were invited to attend the Annual Meeting to receive.

- Julia – Kristin will chair the committee in the future because Janet will step down.

Annual Meeting Review & Budget Vote-

-2:00pm- Julia will start the set-up. Need: tables, chairs, American flag, Lauren the bartender, donated beverages, La Toxica taco truck may be there. Julia will get a speaker and microphone from the library and pop-up tent for the bar.

-Agenda for the meeting was reviewed with everyone: the systems of reading reports are next, committee updates, (Quality of Life & Squassux), then the Virginia Brown Scholarship Awards, Marty Van Lith presenting the Bob and Gloria Brown Award, slate voting, then, eat food.

-Gift ideas for Chris Bland?

-Julia asked for an Annual Meeting budget cap at \$650, which includes the gift and supplies.

***Motion made by Kevin Glynn. Seconded by Andrew Komosinski. Motion carried. All in favor.**

Unfinished Business-

- **Kevin said the newsletter is costly, and he thinks we should have a vote to approve funding for it since we have procedures, we follow to vote on items to vote purchase. He recommended capping this expense at \$6,000 per year for two issues.**
- **People are sending letters of support that are templates that were written and provided by the BVA. We have around 24 letters turned in so far.**
- **Andrew updated about Chris Bland's call to Cole. Chris will get back in touch with them. Needs to sit down with them. Julia hasn't heard from Kate at Cole re: Wertheim. New survey – Julia needs to get price – question - is it worth it to get a new survey if it only eroded an inch? Julia will get a quote for more discussion to see what they say. If we need a special use permit, then we will.**
- **Karin commented on Cole survey's sea level rise being 3-5 feet.**

New Business for Next Meeting-

- Janet thinks having a printer here is a good investment—keep it in the annex building for our meeting needs, invoices etc... Save money, help us in a pinch, printing is very expensive. Andrew thinks we should research machine quality and invest in a good one. Janet has been looking at a good laser printer, thinks we should get a color one -separate cartridges for the colors-\$500-600 for a good one. She thinks we should also get a rolling cart for it as well. *Action: Janet will narrow the search and propose which printer/ cost of both printer and cart.*

Miscellaneous Discussion-

- Andrew brought up the issue of the unapproved notes distribution list. He suggested that it be given to volunteers in committees in addition to the Trustees. Andrew thinks we should vote on this. Janet says we do not even have to post the Minutes; this is done as a courtesy. As the Chairs are the ones doing the reporting, Julia and Janet suggested that each Chair sends out notes to their own committee if they need internal editing. All agreed that minutes should go to directors only and if chairs deem necessary, send their section to committee members.

2nd Community Participation/Comment

- None.

- **Meeting adjourned at 9:18 pm**

Respectfully submitted,

Kristin Kirk Murphy

Recording Secretary, Brookhaven Village Association

NEXT BVA BOARD MEETING July 9, 2025