

Brookhaven Village Association / Brookhaven Hamlet Foundation

Monthly Board Meeting

March 12, 2025

Attendance

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

Opening Remarks

- President Julia Villacara opened the meeting at 7:30pm.

Prior Month's Minutes Reviewed

- January Minutes reviewed: Motion made to accept the Minutes by Dave Anderson. Seconded by Chris Bland. Motion carried. All in favor.

Treasurer's Report

Brookhaven Village Association

Income/Expenses

Dues payments: \$3420.

Squassux fees:

- Winter moorage & 2025 dock fees \$111,437.
- Ramp and gate code fees \$350.
- Raffle \$1300 - \$1450 to date.
- Surcharge \$25,775.

Transferred \$100,000 from checking to money market.

Other than usual expenses:

- Craftsman Fence – 2/11 svc call - \$271.56.
- Staples – envelopes - \$64.07 & printing for general member inv and BHF donation blitz - \$231.84.
 - Please Note: BHF reimbursed BVA for Staples printing job 2/27 deposit - \$146.95.
- Brookhaven PO – Stamps - \$146.
- Reimbursement Janet Quirk for new DM (dockmaster) phone - \$45.47.
 - Optimum called re a free phone upgrade for DM phone as the current phone would no longer be supported. Cost is for tax + case and screen protector.

Brookhaven Hamlet Foundation Treasurer's Report

- Income: Donations: \$60.
- Expenses:
 - Brookhaven PO – Stamps - \$292
 - Printing for Donation solicitation - \$146.95.

Correspondence

Nationwide Ins. Collections for an Audit premium that was paid in January. Treasurer's account: "I contacted World Ins. Associates on 2 occasions prior to this, sending in a copy of canceled check. I contacted World Ins again when I received this notice and also contacted Nationwide Ins with copies of the canceled check and the correspondence from World Ins since it began last month."

Events
<ul style="list-style-type: none"> Boys and Girls Club – 3/29/25 – Annual Legacy Celebration
Newsletters
<ul style="list-style-type: none"> Friends of Wertheim The Clipper Courier Brookhaven Free Library South Country Library
Donation Solicitations
<ul style="list-style-type: none"> Brookhaven Fire Department
1st Community Participation/Comment
<ul style="list-style-type: none"> Community Announcements and comments were invited. Janet Shlock offered information about the aluminum drive she initiated. She collects cans on neighborhood walks and donates these to the Tesla Science Center at Wardencliffe (Shoreham), the last remaining Nikola Tesla laboratory. This raises funds to rebuild the facility and museum. Fred Chiofolo would like to put a birdhouse on the gazebo stump at Squassux. He also complained that a Wertheim Reserve key given to his son, Ed Chiofolo (the key that he announced last month at the BVA meeting) that opens the gate to the Wertheim property was brought up to the Wertheim personnel. Missy Mirabelli added to this complaint on Ed's behalf that Julia has parked in a handicap spot two months ago at Post Morrow, and that Missy is FOILING all Julia's BVA correspondence with county and town. Missy accused Kristin and Julia of vandalizing (spray painting) road signs five years ago. She was cautioned to stop spreading lies. A back and forth of interjections followed. Kevin Glynn interjected and Mike Martens yelled for the room to be quiet. *This pattern of hostility and turbulence interrupts the flow of camaraderie and useful planning time of the group. It distracts from the work of the Board and its employees.* Ed Chiofolo is upset about Wertheim staff knowing he has the key to their property. Dave Sieglinger had questions about Squassux Landing. What is the Shoreline preservation surcharge for? Steve Young explained that the low sill bulkheading project is the reason for the surcharge. Andrew Komosinski commented on the positive impact of the project. Andy Lovito supported his comments with further details as to why the need for this project is necessary. Lovito added that he agrees with the surcharge agreement, that it is fair for the outcomes that will benefit all who rely on that property.
Finance Committee- Kevin Glynn
<ul style="list-style-type: none"> Glynn updated that as an expense, electricity is costing more-the surcharge is up and much higher than it was last year. Making things tougher, the winter has had an extended cold spell which leads to more energy use. It was brought up that the Earl of Squassux, the Electric boat built by the Carmans River Maritime Center, is solar powered and will not require additional electricity from Squassux.
Squassux Landing Committee- Andrew Komosinski/Andy Lovito
<ul style="list-style-type: none"> Komosinski updated all that Squassux finances are fine. Payments are coming in. The waiting list is being monitored. The budget was not reviewed; it will still need to be worked on. A line for gate maintenance was added. <ul style="list-style-type: none"> Andy Lovito updated all on Pat O'Shaughnessy of Intercostal and the work they've been contracted to do with marina repairs: Slips <ul style="list-style-type: none"> 11- replace mooring pole 16- stabilize rear of the dock 19- replace mooring pole

- 21- stabilize front of dock
 - 25- replace mooring pole
 - 27- straighten mooring pole
 - 35- stabilize rear of dock
 - 36- stabilize dock
 - 37- replace end pole
 - 55- replace dock
 - 83- replace mooring pole
 - 101- replace mooring pole
 - 103- stabilize dock
 - 105- replace mooring pole
 - 112- replace mooring pole
 - 116- replace mooring pole
 - Ramp- stabilize walkway
 - Main dock- stabilize 3 walkways
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- Andy is making calls and registrations are coming in. Arrangements are being made for Pat O'Shaughnessy to do his work. The ice eater party is this Saturday (3/15/25). Will send an e-mail blast to remind people to come down and help with power-washing. Lovito hasn't seen dead ducks since the original sightings of suffering and dead birds a few weeks ago.
 - The camera is not allowing Janet to see who is going in or out. Janet says the device says it is offline. She can't re-set the PIN numbers. You can see some of the cameras that are wired. Can't see on the wireless. *Action item: Wireless is down. Andy will call Optimum to come tomorrow.*
 - Andy is telling people who don't pay they will lose their slip. He thinks we are doing better than last year. There are 6 people on list who are not residents. Most are from Bellport. 12 people whose checks are being held. 34 haven't paid. One man decided he will use a trailer, but no others are saying they will not use their slip.
 - Pat will be finished by April 7. Poles and pilings will be replaced for an estimated \$4,700.
 - Communication will be sent out for opening day once dock work is completed.
 - Janet commented she has received only five confirmations for NMV shelf rentals compared to all three racks filled last season. Rate increase and surcharge is keeping residents from returning.
 - Janet suggested she will put people's pin codes on 3x5 index cards and mail this to those who have paid. She will print everything out and may need help with mailings.
 - The update on jet skis was given. Questions remain about some topics, namely about the insurance issue regarding these vehicles at the marina. Further investigation is needed, and this could be something to implement for the 2026 season.
 - 70/30 discount: Squassux Committee tried to work out how they could offer elderly residents in the community a discount on their boat slips based on criteria. Some suggestions could include being 70 years old and requiring proof of having a boat slip at the marina for 30 consecutive years. Locking in the current pre foot charge for these individuals could be helpful to them, but they would still have to pay the surcharge. Some questions were raised about this proposal: **How do you prove these people had boat slips for 30 consecutive years when our records only go back 15 years? How can we prevent the abuse of this possible program?** Some questions for other possibilities were exchanged that included a possible senior rate or a rebate at the end of the year. More comments centered around the bookkeeping for such an endeavor and how many people at one time would qualify? This requires detailed treasurer/accounting expertise that we may not have personnel for. It was decided that the logistics and administrative process should be detailed before the vote Komosinski requested. A detailed plan of how this would/could be reasonably implemented must be submitted in detail before a vote taken.
 - Komosinski asked the Board to revise the revise of the Squassux operations packet that he distributed for all to take with them. Anyone with suggestions/corrections can email him.
 - Komosinski suggested that we come up with a set date for Boaters Meeting every year, so it doesn't

change. He said the Squassux committee will come up with one.

- Regarding a comment made at the Boater's Meeting regarding a small number of boaters not on having email (Janet said it is under 5), Julia suggested Squassux Committee set up a call tree to let them know about meetings and important info such as weather emergencies (communications have been going out from our Mailchimp account for more than ten years). Karin suggested adding a communication preference line item on boating invoices. Perhaps boaters can indicate on their invoice that they don't have email and the Squassux committee can take care of that issue.
- There is a need to re-hash how people will ask for refunds in Squassux committee will need to discuss how people will ask for refunds as this sometimes becomes an issue.
- Discussion followed about the raffle process for the free boat slip that is coming up! The "mail-in" cut-off date is March 22. Prospective winners need to have paid their invoice by March 1. Some details that still need to be worked out: **How do we pull the winner?** Mike suggested a raffle generator app. Julia agreed this may be something to look at. Other options are to use a bingo tumbler. **Who pulls the winner?** Kris Holmberg? An audience member? **How do we announce the winner?** Promoting this can be fun by filming it and putting it on the Instagram page. Janet said tickets need to be printed and that 29 have been sold. Janet assured us that they will be ready to be mailed on the 29th.
- Regarding the Erosion Project, Cole Environmental did not call back from Julia's question list that she would like to be addressed. Julia requested a response in writing to memorialize in our meeting minutes.

NEW BUSINESS

- *Action items-refund policy from Squassux.*
- *Revisit senior discount*
- *Revisions to the Marina Schedule of Operations*

Quality of Life Committee- Julia Villacara

- The idea of hosting a road show for the school budget was brought up again. Julia will set this up at St. James church as service to our community. The date will be worked out and given to people.
 - Sat morning 10-11am-cleanup at Wertheim property. (*Post-Script: Julia and Dave cleaned up the litter on Friday afternoon with permits and key from Wertheim.*)
 - April 19th Cleanup at BFL. Supplies will be picked up there and breakfast is hosted at the end.
 - Also, on the 19th Easter Hunt at the HOG, 12:00pm. Board members to assist. **Julia made a motion for a Budget for \$400. to cover the cost of this. Andrew seconded. Motion passed. All in favor.** Julia asked about the tree for the Hulse cemetery; Kris thinks it is not needed at that location by the vulnerable graves. Other locations would be better. The goal is to plant three native trees in the fall and spring. Julia to message residents via email blast that we will plant trees and info on the program. **Action item: Kris to check in with Town on replacing tree at Hulse cemetery.**
- Julia reminded all of the CEED meeting happening on Friday 14th, 3-4pm where the composting program will be discussed.
- Julia spoke with the Highway Dept. They will re-seed properties that were harmed from the winter plowing.
- The BFL will offer a Boater Safety course on 4/12/25. They will provide a second course if the waitlist is long.
- The DEC report on PFAS rejected the TOB's report about the plume not being connected to the Landfill. They do not support the conclusions and numerous examples of what they asked for are missing. The TOB will need to submit another report.
- Sue Wicks will present at the Annual Meeting a short talk about oyster planting and the benefits of kelp.

Land Use-John Knapp
<ul style="list-style-type: none"> Nothing to report.
Nominations Committee- Dave Anderson
<ul style="list-style-type: none"> Nothing to report.
By-Laws Janet Quirk
<p>Janet will step down as Chairperson. Julia asked if any by-laws committee members would step up as chair. No one responded. Julia will step up as she was the chair for 2 years. Mike and Steve questioned the President being a chairperson of any committee. They were reminded that Julia continues to chair the QoL committee without any objections and it is not in the by-laws that a President cannot chair a committee. Missy stood up from the public area and offered to be Chairperson for the committee. Julia has the experience and will step up to get committee through process for the annual meeting.</p>
Newsletter-Kevin Glynn/Karin Wagner
<ul style="list-style-type: none"> Karin is working on condensing/editing, formatting material for the big issue. More pictures are being sent to her by residents. Content is finalized: President's report will include information about the erosion project. Donation names list will be published, and Dockmaster and Squassux reports are all due by April 15th.
Virginia Brown Scholarship- Janet Quirk
<ul style="list-style-type: none"> Applications will be mailed 3/15, not 4/1 as stated at the last meeting. The due date will be roughly a month. We need a presenter for the June 2nd Scholarship Ceremony. Kristin will do this. Deferred recipient from last year, Max Yablon, needs an essay limit for his new essay that he is asked to prepare on his experience working for Americorp. The Committee will need alternatives this season due to Kevin and Kristin recusing themselves from voting this year. Lynda and Aileen will help. Applications will be sent out to the committee before they are sent out, to make sure the wording is updated and appropriate.
2nd Community Participation/Comment
<ul style="list-style-type: none"> Janet Shlock-Does BVA have a Venmo account? The fees are steep—Janet Quirk added to this. It might be a plus for raffle buys. A good idea. Donations as well. Julia will send out Zelle information in email blast. Fred Chiofolo—the kelp—the DEC is in process of looking into kelp being an invasive species, plus they are harmful to boats. He also thinks Julia should not be chair of the by-laws committee. He accused her of potentially changing by-laws and creating a list of laws that only suit her. Julia explained the by-laws committee process: <ul style="list-style-type: none"> Committee members review by-laws. Propose any updates or changes. Committee works through editing proposed changes. Committee votes on the changes. Committee presents changes to Board. Board votes on changes. Changes presented to BVA membership at Annual Meeting per our by-laws. Membership votes on by-law changes. They are included in the Annual Meeting Minutes and then highlighted in an email to the membership. This is the process that has always been. These are the checks and balances.

- **Meeting adjourned at 9:43 pm**

Respectfully submitted,

Kristin Kirk Murphy

Recording Secretary, Brookhaven Village Association

NEXT BVA BOARD MEETING APRIL 9, 2025