

Brookhaven Village Association / Brookhaven Hamlet Foundation
Monthly Board Meeting
September 10, 2025

Attendance

- BVA Directors, Officers and Employees present: Dave Anderson, Kevin Glynn, Andy Lovito, Andrew Komosinski, Mike Martens, Kristin Kirk Murphy, Janet Quirk, Julia Villacara, Karin Wagner, Lynda Wagner, Steve Young
- BVA Directors, Officers and Employees excused absence: Stephen Heck, Kris Holmberg
- Public Attendance: Amelia Chiamonte, Christine Schuchmacher

Opening Remarks

- Vice President Dave Anderson opened the meeting at 7:31 pm. (Julia running late from work)

Prior Month's Minutes Reviewed

- August Minutes reviewed: **Motion made to accept the Minutes by Steve Young. Seconded by Kevin Glynn. Motion carried. All in favor.**

Treasurer's Report

Brookhaven Village Association

Income/Expenses

Dues payments: \$0

Squassux fees:

- 2025 dock fees \$0.
- Ramp and gate code fees 0.
- Surcharge - \$0.

Other than usual expenses:

- Craftsman Fence – service contract - \$1082.06.
- Best Buy – toner - \$48.93.
- Briggs Property Mgmt – 1 July mow - \$348.
- Staples – plastic file storage box - \$2.16
- Intact Services – 2025-26 liability insurance - \$8434.00.

Brookhaven Hamlet Foundation

- Income: Donations: \$0.
- Expenses:
 - Plantings fund – Bay Gardens – tree @ 146 Old Stump Rd. \$280.99.
 - Plantings fund – Bay Gardens – tree @ 325 Beaver Dam \$742.48. (Customer provided \$242.48 of this sum).

Correspondence

- South Country Calendar

Events

- None

Newsletters

- South Country Library
- Long Island Sound Partnership

Donation Solicitations

- None

1st Community Participation/Comment

- **Community Announcements and comments were invited.**
- Ms. Schuchmacher wants to join the Quality-of-Life committee and Ms. Chiaramonte would like to be more involved in the BVA.

Finance Committee- Kevin Glynn

- **Glynn reports:** Insurance savings are up; expenses are at 35% for what we budgeted for. The numbers are great.
- Andrew asked about funding for Shoreline Preservation Fund. Glynn said our cash position is enormous, over \$400,000. Janet said only big expense is property taxes. Andrew asked how much longer we would need to continue the surcharge that is helping to fund the project. Kevin said we need a bill for the cost of the project in full for us to know if we need to keep charging the surcharge. He added that a surcharge offers a cushion as well.
- Should we do the raffle again? The consensus was to cancel the raffle for a free boat slip.

Squassux Landing Committee- *Andrew Komosinski/Andy Lovito*

Komosinski updated:

- Cameras were installed. Janet added that we have not yet received a bill for this work.
- The survey that he is putting together is giving him problems regarding sharing the link and cost. Komosinski proposed sending the survey on paper with the bills that are distributed in the mail. Karin offered a possibility to get a subscription to the platform that is time-limited; send the survey and then cancel? She added that an app can tally and categorize results quickly and might also limit the ability for someone to duplicate/manipulate a response. Andrew doesn't think the cost is worth it to do that.
- Regarding the distributed survey questions, Andrew appreciated Julia's feedback on the sample questions he created but he would like input on the use of the term "Personal watercrafts". He feels this is enough as far as a description and wonders if he needs to clarify that this term includes jet-skis? Discussion ensued and other Board members decided it was important to include the term "jet skis" in parenthesis when referring to "personal watercrafts".
- Only 1 kayak space was rented since the last meeting.

Lovito updated:

- 9/2-Cobleskill Fishery college students are coming down and will pick up baitfish and walk around Squassux.
- Looking for questions to ask Cole what they have done, what they need to do and how we move forward. He will share these with Squassux comm and then meet with Cole, secure paperwork from them and assist to get a timeline form them. Consolidate the specific questions.
- Julia)—arrived and went over the item list together.
- Mike said that Kate (Cole Environmental employee) responded. Lovito will coordinate date and times with subcommittee.
- Lovito is willing to make sure this project stays organized for us with Cole.
- Julia arrived. She updated the Board about the formation of small subcommittee headed by Lovito to focus on moving the project along with consistent communication with Cole and appointing Lovito to do so including getting a monthly status reports prior to our meetings. She relayed in August she requested Chris Ciervo, Chris Bland, Andrew K, Mike M., Steve Heck, Andy Lovito meet and lay out all the information each had in regards to Cole and the project. It was determined Lovito will coordinate a meeting in late September with Cole and the sub-committee to get the following; a timeline documenting the entirety of the project with steps taken and what more needs to be done in a document the entire board and public may review. A copy of our file with the permits and correspondence with agencies so far. An answer to the Wertheim and Special Use permit question.
- Karin said that it helps to have someone review what Cole's progress is.
- A man was sanding fiberglass in the marina and Lovito received complaints. Lovito called him to discuss the matter and the man apologized. He wonders if we should put a rule in the books about this kind of behavior at the marina? AK said he would talk to the Squassux Committee about this.
- Lovito asked if we should bring in stone for the area Nelson cut back? Discussion resulted in the need to finish off the area.
- **Andrew Komosinski made a motion to order 40 yards of stone for \$2,000. Seconded by Mike Martens. Motion carried. All in favor.**
- Steve Young would like to see people stop driving down in the Squassux loop there to further prevent erosion.
- Brief discussion on vegetating the south side ensued and will be revisited.

Quality of Life Committee- Julia Villacara

- **Julia updated:**
- The TOB sent a letter notifying residents within a 500 ft distance from the plume that there will be an informational meeting in December. Phone calls and emails were made to the TOB in reaction to the letter by residents. Julia proposed that we put together an informative meeting with Brookhaven Hamlet residents before the December meeting to gather information and share it with residents. She would like to invite Adrienne Esposito to help us understand the issues and environmental concerns. This will be held at St. James Church. Invites will also be extended to TOB and DEC officials.
- October 18th (9-11am) is the Brookhaven Free Library cleanup. All are welcome to help. Breakfast will be served after.
- December 13th (3-5pm) is the Holiday Cheer celebration at Fire Place Park. Julia reported that weeds at the end of Beaver Dam Road were cut down by Town. Can see the river again. The Tot Lot playground equipment is in though its safety is questionable. Mike Marten added he talked to the installer of the equipment who verified that the materials used are not of high quality and that he is disappointed.
- A request to Councilman Loguercio's office was made for the Town to do a cleanup on Yaphank Ave., Sunrise service road.
- Karin said speeding on South Country Rd is being discussed on social media. This led to the suggestion to attend the next police commissioner meeting held on the second Tuesday of October-at PM library.

Land Use-John Knapp

- As of 9/12/nothing to report. It was noted that a Zoom meeting occurred regarding a second story addition to a home on Jared's Path and the variances needed.

Nominations Committee- Dave Anderson

- Nothing to report.

By-Laws-Julia Villacara

- Meeting with committee members to review proposed by law additions from last spring will be set up for a date in October.

Newsletter- Karin Wagner

- Deadline is September 15th for newsletter materials. All involved have assigned sections and Karin would like community members to offer photos if possible. Brainstorming about future article ideas led to categories that are historical and of personal local interest.

Virginia Brown Scholarship- Kristin Kirk Murphy

- Nothing to report.

Unfinished Business-

- None

New Business for Next Meeting-

- **Treasurer position**-Sue Corwin is interested in this. She was interviewed and she sat with Janet to go over the job; she has prior experience and is trustworthy. We need to discuss probation period and salary. Another person was also interviewed. Karin asked if there is a probationary period? 90 days-6 months? Janet's salary is \$14,000 due to the increased responsibilities she has taken on. This new salary should be \$11,000-\$12,000. The new treasurer job will just include just the financial responsibilities. The other responsibilities will need to be shared amongst the rest of the Board.
- Karin offered the use of an accounting firm as an option. Julia explained that the position accounts for lots of travel to post office and bank deposits—a firm would not be able to do these tasks. Can we hire a tax company to do the taxes, so the treasurer doesn't have to do them?
- ***ACTION ITEM:*** Board members are invited to meet Sue next Thursday, 9/18 at 7pm at the Annex. A list of Treasurer's Duties will go out to Board members for review. Julia will email a vote on hiring for a trial basis period and a salary. The objective is to get Sue in for the October meeting and to work with Janet for a period of time.

Miscellaneous Discussion-

- None

2nd Community Participation/Comment

- Amelia Chiaramonte had questions to clarify some of the topics that were discussed through the meeting and answers were provided for her.

- **Meeting adjourned at 9:05 pm**

Respectfully submitted,

Kristin Kirk Murphy

Recording Secretary, Brookhaven Village Association

NEXT BVA BOARD MEETING October 8, 2025