

**Eaton Harbors Corporation  
Meeting Minutes**

Dated: Thursday, April 21<sup>st</sup>, 2011 – Eaton's Neck Fire Department

Directors Present: Edward Carr, President, Joseph DeRosa Vice President, Stelanie Poalillo, Secretary, Paul Rittenhouse, Treasurer, Barbara Raisch, Director

Directors Absent: Steven Hershenhorn, Douglas Whitcomb

Others Present: Ken Kraska, EHC Administrator

Shareholders Present: P. Adair, C.A. Carr, J. Dornheim, J. Halpern

Ed Carr called the meeting to order at approximately 8:07 pm. A quorum which included five directors was present.

- There was a read back of the March 17<sup>th</sup>, 2011 meeting minutes. A motion to accept the March 17<sup>th</sup> minutes was made by Barbara Raisch and second by Stelanie Poalillo, a unanimous vote to approve was recorded and the motion carried.
- Public Session For Shareholders –
  - Jonathan Halpern- Stated a substantial amount of sand and leaves has accumulated at the intersection of Locust and Cherry Lawn. Ed Carr said the area was cleared after the catch basins were cleaned out last week and the accumulation was probably due to the heavy rains washing down the sand and dirt from the top of Locust.
  - Paul Rittenhouse – Observed a portion of road shoulder near 1 North Harbor was crumbling, and the curbing opposite 33 Cove was damaged by snow plowing and needed to be fixed. Jonathan Halpern added that the contractor making repairs should also be instructed to cart away all the broken pieces of asphalt.
  - Barbara Raisch – Stated she was disappointed the board voted down her request to repair the cable and wood fence along Beach Road at the entrance to the parking lot. After a discussion the board made it clear they did not vote down remediating the area, but voted against the \$3,500 cost of repair thinking a better result could be had using alternatives such as plantings.
- Old Business
  - Updating Bylaws – Ken Kraska stated he contacted an attorney who for a small stipend (under \$500) could help update the by-laws as well as answer the procedural questions raised.
  - Budget & Proxy for Mailing – The board discussed the 2011/2012 general and road budgets and agreed to keep the same amounts as the past year, General Budget of \$41,095 and Road Budget of \$124,100. A motion was made by Stelanie Poalillo and second by Barbara Raisch to present the budgets and propose a \$35 per share charge for the General Fund and \$850 charge per property using the Corp roads for egress for the Road Fund. A unanimous vote was recorded and the motion carried. Ken Kraska agreed to use the figures in the proxy mailing that will be mailed asap.
  - Approval of Disbursements and Financials – The Corp made the following disbursements: NYS Insurance Fund- \$314.90 for workers' comp insurance, Robert Schmiedecke - \$7,210 and \$4,125 for plowing and sanding, NYS Corporate Tax \$484 for 2010 General Income Tax, NYS MTA Tax - \$98 for 2010 MTA tax, Duke & Duke Development- \$1,647 for first quarter administration fee, Duke & Duke Development- \$865 for reimbursement for Lien Searches, tax return review, printing beach hanging permits and copying, postage and office supplies, UPS Store \$150 for printing, Postmaster Northport- \$400 for postage, Central Drainage- \$4,250 for basin cleaning and Suffolk County Clerk- \$90 for lien notice filing fees. A motion to approve the disbursements was made by Stelanie Poalillo and second by Joseph DeRosa. A unanimous vote was recorded and the motion carried. Approval of January, February and March 2011 financial statements as presented in the January 2011, February 2011 and March 2011 monthly mailings. As of March 31, 2011, total cash \$177,730, receivables \$140,510 of which \$85,392 is over one year of past due assessments. A motion to approve the financials for January, February and March 2011 was made by Joseph DeRosa and second by Stelanie Poalillo. A unanimous vote was recorded and the motion carried.
  - Committee Reports
    - Beach & Civic – The fence repair issue was raised again. Since there was lack of support for repairing the existing cable and post fence, other alternatives were discussed and included – plantings and a possible berm. Barbara will provide the board with an estimate to perform a cleanup, removal of the old fence and plantings to replace the fence. On another note, Barbara asked if the Corp could put up permanent sign posts at the exits to the community to display community events and notices. After a discussion, the Board did not support erecting display boards at the road

entrances. Spring cleanup date is still pending. Once Barbara sets the date she will post signs and contact Ken to email the community.

- Insurance Committee- Paul Adair submitted a news article pertaining to a \$10 million federal civil-rights lawsuit brought by a Village of Lloyd Harbor resident against the Village Board. EHC Director's insurance was also discussed.
- Sluice Repair Committee- Ed Carr indicated the Town is still waiting for Suffolk County to provide a tax map number before they can schedule the required public hearing. Barbara Raisch updated the board with current quotes for the repair and stated some of the quotes varied substantially. Ed Carr said he reached out to his contractor for a quote and expects him to visit the site in the next few weeks. Most of the work is concrete repair, and not traditional dock and bulkhead construction.
- Beautification Committee- Jonathan Halpern had nothing to report.
- New Business
  - Mailing of Proxy – Ed Carr polled the directors and not receiving any notice to the contrary the slate of directors for the 2011/2012 fiscal year will be – Edward Carr, Joseph DeRosa, Steven Hershenhorn, Stelanie Poalillo, Barbara Raisch, Paul Rittenhouse & Douglas Whitcomb. The Proposed fund levies would be the same as the prior year - \$35 per share for the General Fund and \$850 per share for the Road Fund. Ken stated he would mail the proxies asap.
  - Upcoming Dates – Ed Carr reviewed the updated list of important dates and reminded everyone about the need to send out the budgets and proxy notices as well as remind everyone about the upcoming annual meeting scheduled for Saturday, May 21, 2011 10 a.m. at the ENFD.
  - Snow Removal – The Corp will meet with TOH in July or August.
  - Prioritized Road Work List – The Corp will meet with Lindley using the updated prioritized road work list to discuss how much of the work can be done based on our current budget.
  - New Signage – With the new mirror hangers required to park at the beach, Ed Carr suggested the signage be changed at the beach gate to help enforce the new policy. Stelanie Poalillo will work with Ed to develop a mockup sign.
  - Shareholders in Arrears – Ed Carr would like to reach out to those shareholders in arrears by sending letters requesting they bring their accounts current. Some question on the content arose and Ed indicated he would circulate a letter template among the board prior to it being sent for review and concurrence.
  - Status of Liens – Ken Kraska reported a notice of satisfaction was filed for 33 Beach Road and two new notices of lien needed to be filed – Cherry Lawn Lane – Skypala for \$1,132.00 and Old Winkle Point – Orland Developers Ltd for \$2,479.92.
  - Eaton Light Yacht Club – This local club is looking for new members and asked if the Corp could post a notice in the Corp's monthly newsletter. The Board instructed the administrator to add the notice to the newsletter.
  - Beach Road Terminus – Ed Carr mentioned 33 Beach Road was sold and the new owner will be doing major renovations. With that said he would like to approach the new owners to see if they would be willing to move the entrance to their property up Beach Road about seventy or so feet. This would provide the new owners with more privacy and allow the Corp to move the beach gate up the road allowing for additional room for the dinghy storage area, and parking. The board had no problem with Ed Carr making the request.
  - Beach Lawn Maintenance – Stelanie Poalillo would like to send requests for proposals to maintain the lawn area for the season. The board had no objection.

There being no further business to discuss a motion made by Joseph DeRosa and second by Stelanie Poalillo to adjourn the meeting. A unanimous vote was recorded and the meeting adjourned at approximately 9:40 pm. The next scheduled meeting is the Corp's Annual Shareholder Meeting which will be held on Saturday, May 21<sup>st</sup>, 2011 at 10:00 a.m. at the ENFD. All shareholders are encouraged to attend.

Respectfully Submitted,  
Ken Kraska, Administrator