



Eaton Harbors Corporation

www.EatonHarborsCorp.org

July 2010

NEXT MEETING THURSDAY, July 15, 2010 AT 8 P.M.—ENFD

Dear Shareholder,

Former EHC President and current Treasurer, Bob Lukachinski, has decided to leave the Board after almost 20 Years of unstinting service due to increased work obligations. At times, Bob not only served as President, but also as the person responsible for sending out bills and keeping our financial house in order. This entailed an enormous amount of voluntary time and energy, and we all owe him a debt of gratitude. Barbara Raisch has agreed to join the Board, and will also continue to Chair our Civic and Beach Committee.

This month, the property survey at the sluice was completed. The work was performed by a local surveyor, Paul Ruzenski, who was not only the low bidder, but also the person who owns the old survey records for the original Eaton Harbors subdivision. This meant that the same control points and computations were used to re-create the exact boundary of the EHC property along the wetland. We will be posting a copy of the survey on our website for shareholders to view. This survey will now allow us to file with the Town of Huntington for the final permit to rebuild the sluice. We anticipate starting in the Fall.

Paul and Jan Adair, Tom Clark, Maureen Kawakami and others have been religiously locking and unlocking the gate at the beach every day. This has helped us to protect dingys from being stolen, and keep out local teens who have used the beach in the past for parties. Any shareholder who wants a key can obtain one free of charge by contacting our Administrator, Ken Kraska, through the website. Ken also has additional parking stickers.

This mailing contains a flyer from the Eaton's Neck Fire Department. In an effort to update their database, they would like to know some information to assist them in the event of a rescue call at your home. Please take a moment and fill in the flyer and mail it back to them.

Eaton Harbors Corporation Balance Sheet As of June 30, 2010

Assets

Cash at FNBLI

General Fund	\$103,085.90
Road Fund	25,743.33
Sluice Repair Fund	<u>30,380.92</u>
Total Cash	\$159,210.15

Due From Shareholders* 150,022.41

Total Assets \$309,232.56

Liabilities

Accounts Payable	0.00
Total Liabilities	0.00

Equity

Equity 01/01/2010	342,314.37
Current Year Change	<u>(33,081.81)</u>
Total Equity	<u>309,232.56</u>
Total Liabilities & Equity	<u>\$309,232.56</u>

* Receivables include interest calculated to 6/30/2010

The EHC Annual Meeting will take place the 3rd Saturday in August at 10am. We will be sending out a separate mailing for this, along with a proposed budget for the next fiscal cycle. This month, the Board received written correspondence from shareholder Cindy Gavel regarding comments made by shareholder Fred Klein, and recorded in last month's minutes. She asked that we include the following in the next mailing: that she did not place a railroad-tie in the EHC pathway, and the trespass and littering complaint did not involve EHC property.

This brings up a good point that the Board wishes to clarify to shareholders: The minutes that we mail to you every month are merely an impartial record of the Board of Director's proceedings, and in no way endorse or support a particular comment or point of view that a shareholder states at the meeting. The Board has agreed that going forward, the Administrator will continue to record what individual shareholders state publicly, however, minutes will not identify other individuals by name when a contentious issue is reported as having taken place on EHC property.

The fence separating the Beach property from the Boccio Home at 35 Beach Road will be replaced in the next few weeks.

Lastly, the annual Bratfest will be held Saturday, July 31, 2010. Please see the attached flyer, and send in your check.

Have a great Summer.

Edward A.T. Carr

Eaton Harbors Corporation

Minutes

Dated: Thursday, June 17th, 2010 – Eaton's Neck Fire Department

Directors Present: Edward Carr, President, Joseph DeRosa, Vice President
Stelanie Poalillo, Secretary, Paul Rittenhouse, Director
Douglas Whitcomb, Director

Directors Absent: Steven Hershenhorn, Director, Robert Lukachinski, Treasurer

Others Present: Ken Kraska, EHC Administrator

Shareholders Present: T. Clark, J. Halpern, D. Urquhart, M. Frith, B. Raisch, J. Wachter, K Price

Ed Carr called the meeting to order at 8:04 pm. A quorum of four directors was present at the start of the meeting. The fifth director, Stelanie Poalillo joined the meeting approximately 5 minutes after the start.

- Ed Carr announced that he spoke with Robert Lukachinski, who due to his current work schedule, does not have the time available to serve on the board. Bob informed Ed that he will be submitting a written letter of resignation to the Board. Pursuant the Corp's by-laws the board can appoint someone to fill the position by obtaining a simple majority vote of the remaining directors. After a discussion with the shareholders who were present, two potential appointees came forward - Jonathan Halpern and Barbara Raisch. The board decided to table the selection until after the meeting when they could meet and speak with the prospects.
- There was a quick read back of the May 20th, 2010 meeting minutes.
- Public Session For Shareholders – Polling the shareholders present, there were no comments or concerns offered.
- Old Business
 - Approval of surveyor for sluice - Ed Carr reviewed the quotes which included a \$6,000 from Tom Mattarazzo, a \$4,250 quote from Chris Henn, and \$3,700 from Paul Ruzenski. After a discussion comparing the services to be performed, a motion to accept Paul Rezenski's \$3,700 bid was made by Stelanie Poalillo and seconded by Doug Whitcomb. A unanimous vote to approve was recorded and the motion carried.
 - Urquhart request for road assessment modification- During a review of the shareholder register in December 2009 some minor discrepancies regarding the allocation of shares to lots were discovered. Using the original plot maps and schedules Ed Carr along with Ken Kraska reconciled the differences. In addition, it was noted some undeveloped lots were not being charged road fees. Pursuant the declaration of stock, any property, developed or undeveloped which maintains road frontage and is accessed using corporation roads is subject to the road assessment. One of the plots not charged the road fee and now being assessed was part of plot H3, belonging to David Urquhart. David contends the lot is land locked, has no road frontage or access and is undevelopable, and since it does not meet the declaration's criteria he should not be charged for this particular lot. After a review the board agreed and a motion was made by Stelanie Poalillo and seconded by Doug Whitcomb to remove the road charge from David Urquhart's undevelopable, land-locked parcel. A unanimous vote to approve was recorded and the motion carried.
 - Status of Liens – The administrator reported-
A "Notice of Lien" was filed for each of the following properties:
 - Lien#LMIS00003875 – \$226.80 -Frank A. Bianchini & Gail A. Scamoni, 535 Asharoken Ave
 - Lien#LMIS00003876 – \$2,138.60 – Bruce Blower & Andrea D'Eloia Blower, 15 North Harbor Rd
 - Lien#LMIS00003877 – \$2,133.00 – Christopher Zebuda, 7 Locust Lane
 - Lien#LMIS00003878 – \$378.00 – Robert E. Lotz & Jane W. Lotz, 3 Eatons Neck Rd
 - Lien#LMIS00003879 – \$221.20 – Maria F. LaRosa & Thomas Kuhn, 3 Bevin RdA "Notice of Satisfaction" was filed for each of the following properties:
 - Satisfaction #LMIR0000795 – \$989.33 – Hachin Properties 33 Eatons Neck Rd
 - Satisfaction #LMIR0000798 – \$3,066.14– Paul Tchao & Gelinda Tchao, 62 South Harbor Rd

The total of all receivables from shareholders as of May31, 2010 was \$147,313.33. The total of receivables which have a "Notice of Lien" on file was \$124,868.60.

Please Note: Pursuant the declaration of stock, liens are automatically placed on all properties regardless of whether they are current or not. To protect the interest of all shareholders the Corp files a "Notice of Lien" to highlight and place a public notice to current and prospective owners that monies are owed in arrears.

- New Business

- Review & Approval of May financial statements as published, and Review & Approval of Disbursements- \$2,800.00 to Central Drain to clean out system catch basins, \$785.08 to Philadelphia Insurance for Liability & Umbrella Insurance, \$1,647.00 to Duke & Duke Development for quarterly administration fee, \$810.00 to Robert Schmiedecke for adjusted final snow plow bill and \$656.25 to Quadrino & Schwartz for legal fees responding to Vogliano's attorney. A motion to accept the May financial statements as published and current disbursements as written was made by Doug Whitcomb and second by Stelanie Poalillo, a unanimous vote to approve was recorded and the motion carried.

- Committee Reports

- ◆ Beach & Civic –

- ✦ Barbara Raisch hand delivered 61 letters with 93 signatures to each of our Senators requesting their help with the beach remediation project on Asharoken Avenue.
- ✦ Repair of bench at sluice- Barbara stated she engaged Formac Welding to repair the broken bench at a cost of \$186.44 to be paid out of the General Fund.
- ✦ Fencing- Barbara received quotes for 146 feet of fencing for the east side of the parking lot from - Continental Fence Co. (Spruce: \$2,500, Cedar: \$3,300 removal included), Evergreen Fence Co. (Spruce: \$2,500, Cedar: \$4,400, remove & dispose of debris: \$300), Do it ourselves- Home Depot supplies only \$951.89 as well as quotes for a single rail fence (knee high) along beach road – 264' Continental Fence Co. \$2,500 and Evergreen Fence Co. \$2,050. It was decided the 264' fence along Beach Road would not be pursued at this time. A discussion was made regarding the 146' stockade fence, the use of wood versus plastic for the fence and wood versus galvanized for the posts. It was decided Barbara would look into the cost differences. A motion to install a 6' cedar fence and a transitional 4' fence giving Barbara the authority to expend up to \$600 more for galvanized posts, was made by Stelanie Poalillo and seconded by Joe DeRosa, a unanimous vote to approve was recorded and the motion carried.
- ✦ Barbara submitted a flyer for the July 31 Bratfest to be included with the next mailing.
- ◆ Insurance Committee- Paul Adair, no activity to report.
- ◆ Sluice Repair Committee- Ed Carr, the Town is awaiting completion of our survey.
- ◆ Beautification Committee- Jonathan Halpern, no activity to report.
- ◆ Road Committee – No activity was reported.

- The Corp received an email from Cindy Gavel. Based on the email's content the board decided to discuss the matter in executive session after the meeting.

- Eatons Neck FD- Paul Rittenhouse submitted a request to include an emergency information survey form in the next mailing. The form includes a survey of any special needs and whether or not the home owner has any pets the fire department should be aware of. A motion to include the information packet in the next mailing was made by Stelanie Poalillo and seconded by Joe DeRosa, a unanimous vote to approve was recorded and the motion carried. Doug Whitcomb raised the issue concerning residents who live in the Village of Asharoken. These residents are contracted with the Northport Fire District and have had issues receiving a timely response. Ed Carr suggested the village residents contact Mayor Irving so the village can work with the Town to consider extending the Eaton's Neck Fire District Boundary into the Village.

- The Corp received a letter from Barry Casper, attorney for George Schwertl stating Mr. Schwertl was interested in settling his principal arrears provided the Corp waive all interest charges. After some discussion, it was determined that the Board does not have the discretion to waive interest charges since the Declaration states that they "shall" be charged and become part of what the EHC is owed for unpaid assessments. It was decided that the Board would draft a response to Mr. Casper and mail it as soon as possible.

- Cutback on Road – Stelanie Poalillo stated she received a quote of \$3,500 from Parker for the road cutback and removal of debris for 6', all roads. In addition, she also met with D'Amato to review what the Corp would like done. She instructed D'amato to put us on the schedule, but mentioned she would like an estimate before he proceeds. Stelanie also stated, contrary to her instructions of first providing an estimate, D'Amato started the work, cutting the corners back. When she questioned him about the estimate he told her it would be an additional \$1,400 on top of the work already performed. When asked how much it would cost for the work already performed, he said a bill was in the mail. The board reserved a decision until they are able to review all the estimates.

- Approval of amended by-laws – Additional time to review the amendments was requested. Item was tabled to next meeting.

There being no further business to discuss, a motion to adjourn the meeting was made by Joe DeRosa and second by Stelanie Poalillo. All in attendance voted in favor and the meeting adjourned at approximately 9:22 pm. The next scheduled monthly meeting will be held on July 15th, 2010 at 8:00 p.m. at the ENFD.

Respectfully Submitted,
Ken Kraska, Administrator



Eaton Harbors Corporation

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ADDRESS CORRECTION REQUESTED

REMINDERS

Beach Trash Receptacles

- Recycling receptacles have been provided at the beach and volunteers have setup recycle pails. Please be kind and help by disposing of your trash in the appropriate pail.
- **Litter-** Some shareholders have reported an inordinate amount of litter along the road beds. If you notice litter in front of your home, please help beautify our community and clean it up. Litter is not only unsightly, but it can block up the storm catch basins.
- **Dumping-** Shareholders living on the side roads have reported refuse items, including old wood pallets, appliances, bicycles, lawn mowers, etc. being dumped on and/or in front of their property. If you notice anyone leaving these items please report them to the authorities.
- **Pets-** We have received a number of complaints from shareholders regarding pets which have been allowed to roam unleashed and unattended. These pets have been roaming and defecating on their property. Please be neighborly and keep your pets leashed and remember to clean up after them.

The Sluice Beach Looks Better Than Ever

This is due in part to our neighbors who have volunteered their time effort to lock the beach gate & secure the beach every night thorough the year. The following are the families who have participated: Acosta, Anton, Atkinson, Gavel, Halpern, Law, Murphy, Kawakami, Ulanoff & Adair. In addition, Tom Clark has almost single-handedly opened the gate every morning.

When you see these folks, tell them "THANKS".

Finally, if anyone wishes to join this group, please call me, Paul Adair, at 757-8459.

Upcoming Events ...

**Bratfest — July 31, 2010 Beginning at 4 p.m.
At the Sluice**

**Annual Meeting— August 21, 2010—10 a.m.
At the ENFD**