



# Eaton Harbors Corporation

www.EatonHarborsCorp.org

September 2018

## NEXT MEETING THURSDAY, SEPTEMBER 20<sup>th</sup> 2018 AT 7:30 P.M.—ENFD

Dear Shareholder,

Since our last public board meeting held on July 19<sup>th</sup>, the board has spent allot of time on various issues.

I'm sure you noticed, the beach gate has been inoperable since the end of July. On the night of July 27<sup>th</sup> the gate was vandalized by a young man who lives in Northport Village. We were able to review the video from our camera, get a clear picture of the vehicle's license plate and turned the information over to SCPD. The young man was arrested and has a pending court date on October 2, 2018. The gate needs to be replaced at a cost of \$4,730. I'm happy to advise that full restitution to replace the gate is expected. We will have more information after the October hearing.

The planned tree trimming at the Sluice has been completed. Canopies on all the trees have been raised and all dead branches were removed. Contrary to the beliefs of some in our community, no live trees were cut down.

The SCWA completed their second inspection of the newly installed RPZ and as anticipated all went well. The final phase is to connect our RPZ to the main and we expect it will be done in two-three weeks. Upon completion, irrigation, grading, seeding and paving the parking lot will be performed.

This year's Bratfest was held on Sunday August 12<sup>th</sup> after being rescheduled then again postponed for inclement weather. The board was asked to provide funds for a tent, which was approved unanimously. I would like to thank everyone who help put it together and especially thank Jordan & Alicia Jankowski and, Mike & Donna Martino who coordinated and saved this year's special event.

I hope to see you at our next meeting September 20th at the ENFD.

Sincerely,  
  
 Joe DeRosa  
 President

### Eaton Harbors Corporation Balance Sheet As of August 31, 2018

**Assets**

<b>Cash at FNBLI</b>		
General Fund	\$	██████████
Road Fund		██████████
Undeposited Funds		0
<b>Total Cash</b>	\$	██████████
<b>Due From Shareholders*</b>		
Current		██████████
Past Due Over 360 Days		██████████
<b>Total From Shareholders</b>		██████████
Prepaid Expense		●
Security Deposits		●
Land Book Value		██████████
<b>Total Assets</b>	\$	██████████
<b>Liabilities</b>		
Accounts Payable	\$	██████████
<b>Total Liabilities</b>	\$	██████████
<b>Equity</b>		██████████
<b>Total Equity</b>		██████████
<b>Total Liabilities &amp; Equity</b>	\$	██████████

\* Receivables include interest calculated to 08/31/2018

### Welcome To The Community ...

Andreas & Kathleen Michaelides | 11 Locust Lane

### YOUR SHAREHOLDER STATUS



Assessments Receivable – Current balance as of July 21, 2108 is \$49,050.

	<b>Shareholder Receivalbes</b>	<b>Amount Due</b>
ASH535	CIT Bank	372.55
ASH547	Avrum Golub	372.55
ASH56X	David Furlow	372.55
BBRXX2	George Schwertl	372.55
BEV003	Thomas Kuhne	5,974.52
BEV007	Edelstein Trust	6,076.15
BRW003	Peter Caruso	399.55
BRW009	Eric Maffei	372.55
COV043	Ian Murdock	21,476.74
LOC007	John Girdusky	375.55
NOH015	Gregory Blower	2,048.02
NOH018	Dorethea Lambros	372.55
OWP140	Dan DeBono	372.55
PHS005	Michael Kaufman	372.55
PHS007	Edelstein Trust	5,889.85
PHS009	Patricia Peterson	3,084.18
WPR002	Stephen Rizzuto	372.55
WPR071	Steven Wallack	372.55
		<u>\$ 49,050.06</u>

◆ Old Business –

- Re-Allocation of Stock and Voting Rights – Nothing new to report
- Beach Projects –

- ◆ Security At Beach – Joe DeRosa reported the Corporation has engaged the services of Arrow Security to be present on site- Fridays and Saturdays from 11am to 1am and Sundays from 11 am to 8 pm. There was a discussion regarding the effectiveness and some suggestions were offered on how to better enhance the service. Illegal parking on Beach Road was another issue that was discussed.
- ◆ Sluice Pipe – Ed Carr reported that he sealed the sluice drain pipe at the base of the sluice bridge with quick setting cement at a cost of approximately \$30 and there is no longer a safety issue; Tor Vincent provided a plug to stop the water flow during the work.
- ◆ Cameras – The cameras at the beach are now fully operational.
- ◆ Fresh Water at Beach –Joe DeRosa reported the RPZ valve is slated to be installed Tuesday, July 31 one more step closer to completing the Fresh Water Project at the beach. Margaret Law stated she reviewed the minutes for the past year and there was no mention of installing irrigation in any minutes and she was not aware of any plan. The Board responded indicating the topic was discussed at a number of meetings and included in the newsletter. The plan included two fresh water spigots near the picnic and dinghy storage areas and sprinklers for the grass and shrub beds. Joe DeRosa went on further say the plan was discussed and mentioned in the newsletter as well as at the annual meeting (2016) when the item was proposed; shareholders voted on the issue and the project will continue.

A question was raised regarding the minutes not being posted to the website. Ken Kraska responded indicating the minutes contained information regarding expenditures and costs which would place the Corporation at a disadvantage when soliciting for competitive bids for services. A suggestion was made to make video recordings of the meetings for web broadcast. Cindy Gavel suggested the minutes not include the name(s) of individuals making statements as some statements may offend community members and those who speak out may be retaliated against. The Board responded that the minutes are reflections of what transpires at the meeting and if someone makes a statement they should stand by it. Cindy stated she was in favor of recording the meetings. Ken Kraska responded indicating her request is ambiguous, as withholding a name is meaningless since publishing a recording of someone speaking identifies them anyway. Joe DeRosa stated he was not in favor of such a plan but, he is only one of seven board members. Individual Board members were polled with mixed responses and no action taken.

- ◆ Paving – The parking lot will be paved in the late fall after the installation of the RPZ and irrigation systems.
- Picnic Tables/BBQ - Ed Carr stated he had the quotes and was ready to act when called upon.
- Playset – Ken Kraska reported he spoke with Catherine Wallack indicating the exact set she requested was difficult to find and the one place it was found was slightly more than the information she provided to the Board. It was agreed that the set would be ordered and the plans for the replacement of the chains and seats for the larger swing would be

placed on hold. Ken confirmed he would apprise Catherine of delivery so she could arrange for receipt and speedy installation.

- Landscaping Plan – At the August work-session meeting the board reviewed the first draft of the beach sluice landscaping plan. A motion to have the plan digitized and posted to the Corp’s website was made by Ken Kraska and second by Ed Carr. A unanimous vote to approve was recorded and the motion carried. A discussion was made concerning the plan. Harry Rogers suggested a weed whacker be used to cut a few feet into the brush on the sluice side. Tom D’Antonio responded to a rumored misconception of increasing the size of the parking lot and stated the plan was just the opposite and the Board was actually looking to increase the usable prime grassy area on the waterfront side by reducing the size of the lot approximately ten feet. Steve Wallack inquired if a barrier will be placed at the edge of the parking lot on the beach side to prevent cars from driving off the edge. The Board responded that it would be considered in the plans. Margaret Law asked how many people have seen the plan. The Board responded the plan was previewed at the last work session meeting and just was now approved to be posted to the website for shareholders to see. Margaret then asked how many people contributed to the design. The Board responded that this was the initial drawing provided by the landscape designer who included a pavilion, bocce and shuffle board court as suggestions for possible additions. Since this was the initial design nothing has been finalized and the plan will be discussed at future meetings for community input. Mike Martino suggested a survey be sent out to get an idea of what the shareholders may want to see at the beach area. Joe DeRosa reiterated the plan is a work in progress and the only items that are scheduled to be worked on are the fresh water and irrigation, the grading and seeding of the play areas and the paving of the parking lot, nothing more at this time. Marie Mateyunas raised concerns on how the shares are weighted for voting and suggested the Board allocate its resources to changing the voting methodology rather than spend on the current beach projects. The Board responded stating they have been working on the voting issue and it is not easily accomplished. Marie disagreed and volunteered to research the issue for a resolution.
- Seawall – Ed Carr reported the seawall could use more rock however, there would not be enough time to complete the task before the DEC permit expires. Any future action would require the filing for a new DEC permit.
- Mailbox – With utility services now at the beach and to make access easier for all, Ken Kraska suggested a US Postal approved mailbox be located on Beach Road for the Corp. After discussion the Board decided not to proceed due to concerns about vandalism.

◆ New Business –

- Assignment of Projects – Joe DeRosa stated there are two projects that need a point person to lead - drainage cleanout and brush cutback. Michael Denny volunteered to handle the drainage cleanout project. This entails obtaining quotes and coordinating contractors to clean out the Cove Road catch basins. Alda Hershenhorn agreed to handle the brush cutback project. This entails contacting and following up with the Town of Huntington Highway Department to cut and clear the roadside brush overgrowing onto the road.
- Banking Resolutions – With the election of new directors and signers on the Corp’s bank accounts a new corporate resolution needs to be filed. A motion to accept the new bank resolutions authorizing the current directors and officers to transact business with the First National Bank of Long Island was made by Ken Kraska and second by Tom D’Antonio. A unanimous vote to approve was recorded and the motion carried.
- By-Law Update – Ken Kraska reported there were some minor administrative corrections needed and he would draft the revisions so they may be reviewed at the next Board meeting.
- Website Updates – A motion to post the meeting minutes with the financial information redacted was made by Ed Carr and second by Michael Denny. A unanimous vote to approve was recorded and the motion carried.

◆ Public Session –

- Keith Kebe – Reported the GFI outlet at the beach was not functioning properly and asked that it be repaired.
- Barbara Raisch – Suggested we get an upgraded porta potty for next year.
- Tor Vincent – Reported the Eaton’s Neck Fire Department is looking to install a “macro” cell tower on its site and the notice of an important ENFD public informational meeting was not prominently publicized by the ENFD nor mentioned in the Eaton Harbors Corp newsletter. Tor went on to say that Ed Carr, who is also a Fire Commissioner, should have disclosed this meeting to the shareholders and not doing so was a breach of Ed’s fiduciary responsibility to the Corporation. Further, Tor produced a copy of the ENFD fire commissioners’ meeting minutes which reported -“E. Carr stated that the Eaton Harbors Corp. is fully in support of a cell tower.” Ed Carr responded to the comments accordingly: The plan for a cell tower was made public sometime in May-June of 2017. Tor’s reference was to the minutes of the September 2017 commissioners’ meeting whereby the Fire District Secretary recorded a one sentence synopsis of a five to seven minute conversation

and the conversation was his personal assessment on how several community members responded at the annual Bratfest held in August 2017. He further stated, the ENFD used a private service to compile the address list to each residence on Eaton's Neck (with the exception of several homes between the fire house and North Creek Road) for the mailer announcing the meeting. Ed stated he personally had mixed feelings about the tower but with the sketchy service we experience on the Neck and the need for emergency responsiveness he leaned toward the installation. Tor responded by asking how POENB members were fully informed and EHC shareholders not and why Ed, a board member for both organizations, did not inform EHC shareholders. He stated the community lost out on being able to voice its concerns and possibly quash the plan like the people in Centerport did. He further stated the cell service could easily be improved with the use of smaller less noticeable utility pole mounted units. Ed responded it was not his goal to hide this information from the community as the Fire District planned a public information meeting about the tower in March 2018 that was well advertised. The Board suggested Tor and his opposition take this issue directly to the ENFD as it would be the proper venue to hear it. It was decided amongst some shareholders present that they would circulate a petition of opposition around the community and asked if the Board would present this petition to the ENFD. The Board stated that the Corporation does not take public positions for or against community issues but the EHC would deliver anything it receives to the ENFD.

- Margaret Law – Requested a Beach Committee be formed to provide input on the beach projects. Michael Denny volunteered to coordinate the committee. The Board responded that the committee is welcome to participate by providing input for future projects but reiterated that current projects already approved by the community that are currently underway will be completed as planned.
- Martha Polletta – Asked if Ed Carr would relay to the ENFD commissioners that many residents never received the notice of the informational meeting held in March on the cell tower and this statement was evidenced by the fact no one from the two acre zone attended. Ed agreed to let the Commissioners know, but felt that poor attendance by two acre zone shareholders was not indicative that notices weren't mailed to residents in the 2 acre zone.
- Alda Hershenhorn – Suggested Ed Carr formally request that the minutes of the September 2017 ENFD Commissioners' meeting be corrected to reflect that the community as whole was not in favor of the tower project. Ed said that based on accusations tonight, he intended to have the Commissioner's clarify to the EHC Board what was reported at the Fire Commissioner's September 2017 meeting by him.
- Harry Rogers – Would like to have copy of the beach plan. The Board responded the plan will be posted on the Corp's website. It was suggested a special Saturday meeting be held for the community provide input on the plan.
- Michael Martino – Inquired about the annual meeting in 2015 and procedures undertaken by the EHC in voting for the dedication of the Corp's roads to the Town at that time. The Board responded that the meeting held in 2015 to discuss the road dedication was not the 2015 Annual Meeting but a special Shareholder's Meeting specifically held for that purpose. Due to the requirements to file the a new amendment to the EHC Stock Declaration, every signature needed to be notarized. Consequently, signatures for the dedication were obtained at the Special Meeting and notarized by Ed Carr and Ken Kraska. As a courtesy for those not in attendance Ed visited each shareholder one by one, and for those in favor of the dedication, he obtained and notarized their signatures. On another topic, Michael suggested signs be place at the corner of Beach Road and Cherry Lawn Lane indicating Beach Road is a private and trespassers will be prosecuted. Another suggestion was to place "No Parking" signs with "violators towed at owners' expense." The Board responded that they will review the matter.
- Tor Vincent – Stated it has come to his attention that during the Corporation's canvassing for signatures for the road dedication in 2015, that Ed Carr obtained his wife's signature for the declaration amendment document, even though his wife is not a shareholder. In light of this discrepancy, Tor suggested that an audit be performed to verify all of the signatures obtained for the amendment filing. Ed Carr responded that it was his recollection that Tor's wife said her husband was not at home and she needed to discuss the mater with him but, if they were in favor of the dedication she could sign. Ed reiterated that he was under the impression that Tor's wife was a shareholder and even if Tor's shares were removed from the total it would have no impacted since there were more than enough shares voted in favor to pass and file the amendment to the Declaration as to Stock that authorized the Board to transfer the roads to the Town.
- Catherine Wallack – Reported there are still people trespassing at the Sluice Beach via the waterfront and from the POENB area through Old Winkle Point Road. She suggested more signs, and possibly floating signs be added.
- Scott Hartinger – Reported some of the larger stones at the beach are sinking and may need attention. He also suggested more cameras be added for extra security.

There being no further business to address, a motion to adjourn was made by Michael Denny and second by Ed Carr. A unanimous vote was recorded, and the meeting ended at approximately 10:00 p.m. The next Board meeting is tentatively scheduled for September 20<sup>th</sup>, 2018, 7:30 p.m.

Respectfully Submitted,  
Ken Kraska, Administrator



**Eaton Harbors Corporation**

Post Office Box 474

Northport, New York 11768-0474

**ADDRESS CORRECTION REQUESTED**

[Redacted]

[Redacted]



***Upcoming Events***

**BOARD MEETINGS**

Thursday, September 20th, 2018— 7:30 p.m. At the ENFD

Thursday, October 18th, 2018— 7:30 p.m. At the ENFD

Thursday, November 15th, 2018— 7:30 p.m. At the ENFD

Visit our website at [www.EatonHarborsCorp.org](http://www.EatonHarborsCorp.org) For updates