

OAK NECK LANE ANNUAL MEETING
7:30 PM, Tuesday April 13, 2010
The Kirdahy Elementary School Cafeteria
(formerly known as Captree Elementary)

It is time for our annual meeting with our residents and the ONL Board. The meeting will be held again at the **KIRDAHY ELEMENTARY SCHOOL CAFETERIA** (located on Snedecor Ave.). Kirdahy Elementary is the closer of the two schools to Montauk Highway on Snedecor Ave. Starting time is **7:30 PM end time is 10:30PM**; please try to attend as there will be discussions on our 2010-11 Budget and road dedication.

Agenda

FLAG SALUTE

- 1. Introduction of the ONL Association Board Members and President**
- 2. Reading of the 2009 Annual Meeting Minutes**
- 3. Overview of 2009-10 Activities**
- 4. Proposed Budget for 2010-2011**
 - Discussion of Items in the Budget - please refer to the package sent to your home**
- 5. Election of Board Members**
- 6. New Business**
 - Road Dedication Discussion**

Message from the President - Joe DeCarlo

Our Mission

Last year the ONL Board kept its focus on our primary mission which is to keep the roads, street drains, signs and lights in a state of good repair. We also accomplished through volunteer efforts the seasonal flower plantings and holiday decorations at the front entrance. An increase in volunteerism resulted in a reduction in 2009-10 operating expenses. This year we are proposing to roll the 2009-10 surplus forward to our 2010-11 budget to help decrease the cost of assessments to the members.

New Voting Method

This year we will be using the new **ballot voting** method. Ballot voting was adopted and added to the ONL By-Laws at the July 16 2009 special meeting. Using the ballot system will provide all dues-paying association members with a convenient and easy way to have their voices heard and their votes counted. As such this year a ballot form has been included along with the 2010-11 budget proposal. Ballots may be mailed in (they must be received no later than April 10th) using the pre-addressed return envelope or presented in person at the Annual April 13th meeting. ONL members may give a board member or another person their proxy. We have taken the steps to provide this comprehensive package for your review prior to the annual meeting should you wish to vote by mail.

2010-11 Activities

Road Maintenance - During 2009 the ONL Road Committee undertook a road crack filling effort as recommended in the engineering study commissioned in 2008. Road maintenance is the primary focus of this Association and we must continually assess and ensure that the road infrastructure is kept up to avoid potholes and other road damage. We have included in our budget funds to be put aside every year for major repairs to roads. In 2010 we propose to seal coat all the side roads which were recently crack filled. We plan do this by using a combination of our accumulated road fund budget and current year budget to give a uniform look to all our side roads.

Drainage - As we all know living so close to the water presents drainage challenges but through regular maintenance and repair of existing drains we can reduce but not eliminate flooding problems. In 2009 the Board undertook, through voluntary efforts, a review of all the drains. The budget includes the repair/replacement of 3 drains on Kennedy Lane during the 2010-11 fiscal year. We all must remember that replacing drains will not eliminate the problem entirely especially with a rainfall in excess of 1 inch. What it will do is gradually eliminate the water so we do not have standing water for days that can be a real problem in the winter with road icing. You can help by directing your lawn service not to blow debris in the street during clean up. This debris adds volume to the drains which then needs to be cleaned and serviced at a cost to the community. Also, as recommended in the drainage engineering study from 2005, we ask that all residents make an effort to reduce the volume of water that they may be inadvertently adding to the drains. Specifically all roof gutters should be directed to grass areas or dry wells. Gutter systems that exit to driveways or pipes leading to our roads just add to the road drain burden. Most often it is the residents at the end of the Cul-d-sac's that are on the receiving end of all the extra roof runoff. Take a look at the size of a typical roof system. It is just like adding that much additional road surface to the already burdened drywell drains.

Seawall Replacement - Last year we replaced the existing seawall and deck area at the end of Oak Neck Lane. The funds to do this work were raised in 2008, but due to a series of project delays the work was actually completed in July of last year. Unfortunately, during this year's March 13th storm, the deck area was lifted somewhat by the high water levels in the bay. As a result the deck is now uneven and in need of repair. We plan to make those repairs as part of **Volunteer** project. Please contact Doug Keller or any board member for that matter if you are interested in participating in this or any of our other volunteer efforts.

Special Meeting - In July 2009 we held a special meeting of the Association where modifications to our By-laws were voted upon and approved. Last month we mailed a copy of the updated By-laws to you. We also placed a copy of the By-laws for your reference on our website – www.onlassociation.com.

Road Dedication - There were discussions regarding road dedication during our Special Meeting in July 2009. This is an issue all should consider once we know what all the facts are and the associated costs to the community. Please refer to Local Law 200 which is on our website which contains the rules we must follow should the community wish to proceed in this direction. According to the Town there will be costs involved with road dedication but until those costs are determined we should approach this issue with our collective eyes wide open as we need to see the costs and long term savings. The process requires owners of the frontage of the road to be dedicated to sign a petition. Local Law 200 states at least 50% must approve this through a petition process. The Petitioners will need to hire an engineer to perform a comprehensive road, drain and lighting assessment. The Town will then use the engineer's assessment to determine the costs to bring the roads, drains and lighting to current standards. The Town could assess each resident for the costs of the road and drainage upgrades if any. It appears the Petitioner's could pay for this through a special tax assessment from the town not unlike East Islip residents where they requested lighting and paid for it through a special lighting district tax. We have time allotted at our Annual Meeting to discuss this further.

Neighborhood Security- Neighborhood security is an issue that has been raised at previous community meetings and we have retained Gold Shield Security who patrols our neighborhood. This patrol provides mobile eyes and ears and is a deterrent to those who might consider us an easy target in our community. We have asked the owner of Gold Shield Security to be at our meeting to discuss last year's incidents and will provide us with ideas on how not to be a target for vandalism.

Budget Overview

2010-11 Budget

Please refer to the budget document in this package. These are the major cost items in the budget:

Road Maintenance – We propose to sealcoat all the side roads that were crack filled last fall. This will provide for a more uniform appearance and provide a degree of protection for the road. We will schedule this work in the late spring. As to the funding (\$50,000) we propose to use \$20,000 from the current year budget and \$30,000 from our accumulated road fund budget. This will allow us to get a better price to do all the side roads in one year instead of spreading the work over 2 or 3 years.

Snow Removal - We currently have a fixed price contract (\$11,000) with a snow removal company. This year we benefitted from a fixed price contract as we had 2 snow storms that were in the top 5 in severity that we experienced in the last 50 years.

Street Lighting and Maintenance— We have included costs for re-lettering of some of the signs, a lamppost bulb replacement program (bulbs are nearly 5 years old) and the cost of electric to illuminate the street lights.

Front Entrance Maintenance - The budget is for weekly lawn cutting and flower bed weeding and edging. Included in this budget are funds to purchase flowers for 3 plantings to be installed by volunteers. Also we plan to re-use our holiday decorations from previous years and do the install and take down with volunteers.

Road and Drainage Replacement Fund – This is an annual charge to the budget that is used to accumulate funds in an account for the eventual replacement of Oak Neck Lane and drains. Over the years we have employed this method of saving funds towards a road replacement that experiences wear and tear daily.

Legal Costs -This budget item is for legal costs associated with dues collections. As you are aware, we expended association funds to enforce dues payments as those funds are directly for the benefit of the residents for costs associated with neighborhood upkeep. Unfortunately there are some who feel that dues should be paid by others for the upkeep of the infrastructure that is needed.

Liability Insurance- This is the cost of liability insurance for the roads.

Separate Voting Items:

In addition to the operating budget we have included for your consideration 3 separate budget items that will require your vote. Those items include:

Neighborhood Security – As in previous years - the 2010-11 Budget includes a contract with a security firm who will provide 150 tours of security services. This service is performed on 150 random days and hours. As this has been discussed at previous annual meetings, the use of private security has been used as a deterrent to crime. We will have the owner – representative at our annual meeting to field questions from ONL members.

Independent Review of Association Records - The amended By-laws contain a requirement that ONL books of account be reviewed by an outside firm subject to an appropriation of funds each fiscal year. Per the By-laws, the 2010-11 Budget includes the appropriation of funds (\$3,500 - estimated) for this purpose. As information, we have ONL books reviewed monthly by a board member who is a Chief Financial Officer and Certified Public Accountant for a nationally known company.

Sealcoat Side Roads - We propose to use \$30,000 from our accumulated road fund to be used in conjunction with \$20,000 of our current budget to sealcoat all side roads at the same time. This seal coating will provide a more uniform appearance and provide an added layer of protection for our roads. This is in line with the recommendations of the engineering study commissioned in 2008.

Board Elections

This year we have 3 candidates up for re election to the board. All 3 members whose terms are up have agreed to volunteer for another 3 years on the board. Those members are: Ned Pilchman who serves on the Road Committee, Mike Sesto who also serves on the Road Committee and Ed Simonetti who serves on the Security Committee and is our liaison to Suffolk County Police. We recommend that you re-elect those candidates given the experience they bring to the ONL Board and the committees they serve on. This year with the new ballot method each candidate will require your vote. Also included are options for write in candidates of your choice. Members who are current with their dues are eligible to vote.

Unpaid Dues ; Legal Case

In 2009 the Oak Neck Lane Association won an important case relative to the rights of the Association to collect dues from its members. We had to retain counsel to assert our right to collect dues on behalf of all Association members. The costs incurred by the Association in 2009-10 were \$3,628. This increases the dues for all of us as a community. It was made clear by the court that all members within the bounds of the Association must pay their dues.

In Closing

Your ONL Board meets once per month assessing progress on projects and listening to community issues. We hope we have addressed some of the issues facing our community. We all spend money on our homes to maintain their value and we must also make similar investments in our roads and drains. The ONL Board encourages all members to volunteer their time and get involved with our community. Please contact any Board member to find out how to get involved.

Please review the attached agenda and come to our Annual Meeting on April 13th at 7:30PM at the Kirdahy (Captree) Elementary School. Community participation is very important so we may hear from you and make sure we are going in the right direction.

In closing, this is my last year as your ONL president and despite the false accusations and negativity of certain residents; I have enjoyed dedicating my time and energies to ONL. My time as president has been very rewarding and there are many in the community including my fellow board members who make it very worthwhile.

Oak Neck Lane Board Members

Officers of the Board -

Joe DeCarlo, President
Joe Milligan, Treasurer
Ron Millet, Secretary

Board Members -

Michael Brandt, Board Member - Drainage Committee
Doug Keller, Board Member – Dock Committee
Ned Pilchman, Board Member – Road Committee
Mike Sesto, Board Member – Road Committee
Ed Simonetti, Board Member – Security Committee
Russ TumSuden, Board Member - Finance Committee

