

OAK NECK LANE ANNUAL MEETING
7:30 PM, Tuesday April 12, 2011
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 2011-12 budget.

Agenda

FLAG SALUTE

- 1. Introduction of the ONL Association Board Members and President**
- 2. Reading of the 2010 Annual Meeting Minutes**
- 3. Overview of 2010-11 Activities**
- 4. Proposed Budget for 2011-2012**
 - **Discussion of Items in the Budget**
 - **Vote/ ballot summary on overall operating budget and optional budget item**
- 5. Election of Board Members**
- 6. New Business**

Message from the President – Doug Keller

Our focus

Last year the ONL Board again kept its focus on our primary task which is to keep the roads, drains, signs and lighting in a state of good repair. Volunteer efforts for the seasonal flower plantings and holiday decorations at the front entrance and other tasks have helped to reduce our overall operating expenses last year.

Ballot voting

This year we will again be using the **ballot voting** method. Using the ballot system provides all dues-paying association members with a convenient and easy way to have their voices heard and their votes counted even if they cannot be present at the annual April meeting. As such, a ballot form has been included along with the 2011-12 budget proposal. Ballots may be mailed in (they must be received no later than April 11th) using the pre-addressed return envelope or presented in person at the Annual April 12th meeting. On this year's ballot form there are 2 items that pertain to the 2011-2012 budget for your consideration along with the election of 4 board members. Proxy voting is also permitted under the ONLA By-Laws given the following restrictions per the By-Laws:

“Proxies may be used at any meeting of the members at which a vote of the members is to be taken subject to the conditions that such proxies must be solicited from the entire membership by another member and the use of such proxies is limited to the particular meeting specified in such proxies and any adjournments thereof except that any member or other person may hold a single proxy from another member”.

2010-11 Activities

Road Maintenance

During 2010 the ONL Road Committee undertook the side road crack filling and sealcoat project. Our residents demonstrated a good level of cooperation with the sealcoat contractor, even though the weather conditions and other factors caused us to reschedule the work several times for certain side roads. We have included in our budget, funds to be put aside every year for major repairs and eventual replacement of Oak Neck Lane. Road maintenance is the primary duty of this Association and we must continually assess and ensure that the road infrastructure is kept up to avoid potholes and other road damage.

LIPA work on Oak Neck Lane

It was unfortunate that the LIPA excavation work and the associated road mark-outs have had such a prolonged impact on Oak Neck Lane and some of our side roads. We have been in-touch with their contractor several times over this last winter to come back and add more fill and put down new temporary road patches, which they have done. But as you probably know the road patches continue to sink. The board has continued to contact the LIPA subcontractor to come back and add more fill to the patches. The contractor contends that he is now finished with his part of the project and that LIPA is responsible for completing the final road repair. At this time we do not have confirmation from LIPA on this. In addition regardless of who makes the final repairs it is important that the underlying ground be stabilized by compacting and a stable base provided before the final road repair is done. If not it will just lead to future potholes. We will continue to follow up with LIPA to get the situation resolved.

2010-11 Activities

Drainage

In 2010 ONL Drainage Committee contracted to replace 6 drains (dry-wells) on Kennedy and Athena Lane. In addition several other existing drains were cleaned out. We all must keep in mind that many of the drains north of Larry Lane are in fact dry wells which just store the rain water under the roadway and eventually empty into the surrounding soil. Because of the high water table many of our dry wells have much reduced capacity depending on the season. Cleaning and even replacing worn out drains will not eliminate the road flooding problem entirely, especially with heavy rainfall in excess of 1 inch. What it does do, is help to speed up the absorption of the water so we do not have as much standing water which can be an even greater problem in the winter with road icing.

Based on recommendations from 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 road drains. Specifically all roof gutters should be directed to grass areas or dry wells. Roof gutter systems that exit to driveways or pipes leading to our roads just add to the road drain burden. Most often it is the road area in front of the residents at the end of the cul-d-sac's that are on the receiving end of all the extra water from the roof runoff along the block. Take a look at the size of the typical roof system on your home. It is just like adding that much more additional rain collecting surface to the roads and increasing the volume of water to our already over burdened street drywell drains.

Also of special concern is the drainage ditch that runs along the properties that border Pace Landings. It is imperative that this area not be used as a “**Dumping Grounds**” for yard waste. Many streets and residents depend on this drainage to prevent flooding. During last summer, board members met with Suffolk County Vector Control workers to try to facilitate the continued unobstructed water flow. Vector Control's interest is in the management of the waterway so as to reduce the chances of standing water that promote mosquito development. This is particularly evident in the backyard of homeowners at the head of the drainage ditch north of Larry Lane. Clearly more work is needed to insure that the water keeps flowing.

Dock Area Repair - You may remember that during last year's March 13th storm, the deck area was lifted somewhat by the high water levels in the bay which submerged the entire dock area. The deck was re-leveled and repaired last June. New pea gravel was also added to replace what had been swept out by the storm.

Street Sign Re-lettering - During last summer all the street signs were taken down and sent out for silk screen re-lettering. The original vinyl lettering did not hold up well to the weather and salt air. The new painted letter signs should serve us well for many years.

Street Lamp maintenance -It has now been a little over 5 years since our street lights were installed. We are on track this spring to complete the lamp replacement and service program which is planned on 5 year intervals. With one or two exceptions the street lights have held up very well over the years requiring only minimal maintenance.

2011-12 Budget Overview

Please refer to the budget documents included with this ballot package. These are the descriptions of the budget line items in this years proposed budget:

Road Maintenance – In addition to the normal road maintenance needs this year’s road maintenance budget includes funds to do the crack filling and sealcoating of Oak Neck Lane once LIPA finally finishes their repairs. Besides helping to preserve and extend the usable life of Oak Neck Lane it will provide for a more uniform appearance with that of the rest of our community.

Snow Removal - We currently have a fixed price contract (\$11,000) with our snow removal company. We all know that this past winter was an especially difficult snow season. For this coming year’s budget we have added extra funds (\$1,500) to cover the cost for extra road salting/sanding should we have another season like this last one.

Street Lighting and Maintenance– This line item covers the expenses for the electricity and maintenance of the street lights and road signs. This year we have reduced the street light maintenance budget which was increased last year to accommodate the street sign re-lettering and lamp replacement programs.

Front Entrance Maintenance - The budget is for weekly lawn cutting, flower bed weeding and edging, electricity and maintenance of the ground and holiday lighting, water and maintenance of the sprinkler system. Also Included in this budget are funds to purchase flowers for the 2-3 plantings that are planted by volunteers. We always try to re-use our holiday decorations from previous years and do the decorating and take down with volunteers.

Road and Drainage Replacement Fund – This is a separate budget item that is funded in total every year and is intended to be used for major capital improvements such as drywell replacements and complete road re-surfacing such as was done on Oak Neck Lane. This should not be confused with the Road Maintenance line item which is used to fund the maintenance and repair of roads, drains and infrastructure on an annual basis. Each year we all contribute to the slow depreciation of the main road just through normal use and the wear and tear of our cars. At some point in the future, even with the annual maintenance that we do, it will just make more sense to resurface the entire road. Likewise, some of the drywells we use for some of our road drainage can also have a finite usable lifetime.

Postage, Stationery, Printing - This budget covers the cost of Association related mailings and other printings or temporary signage that may become necessary from time to time in order to support community projects and or awareness.

Legal Costs -This budget item has historically been used for the legal costs associated with the Association dues collections. As you may be aware, almost every year we expended Association funds to enforce dues payments from certain members. It goes without saying that those members who delay or outright refuse to pay their fair share of the Association expenses are increasing the cost for the majority of the dues paying members, both through withholding their dues and also the cost to take legal action against them. **Unfortunately there continues to be some members in our community who seem to feel that dues should be paid by their neighbors but not by them for the services they receive and the upkeep of the infrastructure that they use.**

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

Independent Review of Books of Account – These funds are used to cover the cost of the outside accounting services required by the By-Laws to review the Association Books of Account on an annual basis.

Accounting Fees – These funds are for general outside accounting services as needed, IRS filling fees, permits etc.

Website- This is the fee paid to Yahoo for the hosting service for the ONLA Website. Last years budget went over by \$47.00 due to the fact that we switched from a monthly to a yearly billing plan last September effectively paying for 16 months of service.

DISCRETIONARY BUDGET ITEM

Neighborhood Security:

In addition to the proposed operating budget we also have community interest in restoring security patrols of the neighborhood. You may recall that the security patrol program was voted down in last year’s budget by 8 votes. This year this optional program is on the ballot for your consideration.

Security Patrol budget item: \$16,000 (This will increase the dues approx \$96.00 per homeowner). This is the estimated cost to fund a contract with an outside security firm to provide 150 tours (bid dependent) of security services. The service is to be performed on random days and hours throughout the year. As this has been discussed at previous annual meetings, the use of private security patrols has been used as a deterrent to crime.

Board Member Elections

This year we have 4 board positions open for election. Those members are:

Ron Millet	(term up 2011) - Legal committee	
Joe Milligan	(term up 2011) - Legal / collections committee	(Not up for reelection)
Doug Keller	(term up 2011) - President	(Not up for reelection)
Sal Carucci	(term up 2012) - Road committee	(Not up for reelection)

Ron Millet has agreed to volunteer for another 3 year term. Ron has served in multiple positions and committees over the years. The board recommends that you re-elect Ron given the experience and expertise which he brings to the ONL Board.

This year Joe Milligan, Sal Carucci and I will not be volunteering for reelection. Sal Carucci volunteered to join the board to replace resigning member Mike Brandt (term will be up 2012). I would like to take this moment to thank both Sal and Joe for their service to the community. Sal has served on the board multiple times and in Joe’s case I believe he is the longest serving board member with over 30 years of volunteer service to the ONLA community. I know that both their knowledge and expertise will be missed.

This year we have multiple openings on the board. Any Association member, current in their dues is eligible to be a director. Anyone interested in serving on the board can contact any board member for help in that regard or simply fill out the “**candidate write in line**” on the ballot. According to the ONLA By-Laws candidates are nominated from the floor at Association meetings. Please plan to attend the Annual Meeting coming up on April 12th.

In Closing

Your ONL Board meets once per month assessing progress on projects and addressing community issues. We hope we have made progress on some of the issues facing our community. In looking around the community it is clear that the upkeep of our homes is a priority to us. It is also helpful to keep in mind that since our roads and infrastructure are private they are an extension of our homes and deserve the same kind of consideration. We should all be aware that in addition to our individual homes, this community is unique and certainly adds to the intrinsic value of all of our homes. I believe in some ways our community, more than most, encourages you to be more aware of the people and families around you. Partly perhaps, because of the overall street layouts having only one entrance and exit, but also due to it's history and private nature. Collectively, in one way or another, we all share in that quality of life.

For sure it is the people that make a community, and at this time we need people from our community to step up and help us manage the care of the roads and infrastructure that we all depend on. Please consider applying for an open board position if you can. Please review the attached agenda and come to our Annual Meeting on April 12th at 7:30PM at the Kirdahy (Captree) Elementary School. Community participation and feed back is very important.

Oak Neck Lane Board Members

Officers of the 2010-11 Board

Doug Keller (term 2011), President
Joe DeCarlo (term 2012), Treasurer / Drainage Committee
Russ TumSuden (term 2012), Secretary / Finance Committee

2010-11 Board Members

Joe Milligan (term 2011), Board Member – Legal/Collection Committee
Ron Millet (term 2011), Board Member – Legal Committee
Michael Brandt (term 2012), Board Member - Drainage Committee (resigned 06/10)
Sal Carucci (term 2012), Board Member – Road Committee (joined 07/10)
Ned Pilchman (term 2013), Board Member – Road Committee
Mike Sesto (term 2013), Board Member – Road Committee
Ed Simonetti (term 2013), Board Member – Security Committee