

Sunday, June 27, 2021

Breezy Knoll Meeting Minutes

Meeting called to order by President Mike Held

Meeting held on Zoom, no proxies.

Absent - Goldberg

Mazal tov to the Golds, Silvers and Blooms (weddings, engagements, and babies!)

Approval of Minutes - Minutes from the August 2020 meeting were approved.

Old Business - Committee reports were circulated prior to the meeting and not reviewed during the meeting.

Grounds - The grounds look beautiful this spring. Members are reminded to not leave things on the grass as the grass will burn in hot weather. Another reminder to put leaves/cutting as far as possible into the dumping areas.

Safety/Security - Signs will be posted for emergencies noting where all of the houses are. Karen H asked members to let her know if their house has an alarm system.

Shed - did a major clean up. Members are asked to not store personal belongings in the shed without first letting Karen H/Brian B know. It was explained that there are pieces of dock that will be moved into the first bay of the shed in case they are needed in the future (or may eventually be sold or recycled).

Dumpster - issues noted related to damage by tire tracks and the potential need for grading/gravel. Members are reminded to please not put garbage and/or recycling anywhere but in the dumpsters (not on the ground, not on the top). Please check the other dumpsters if you find one full. A reminder that we have bears! Also noted that everyone is eligible to pick up a "dump" sticker for the Morris transfer station.

Playground - new ping pong table! Note that this table has a cover.

Tennis Court - The court will be treated 2x this summer by an exterminator in the attempt to keep wasps at bay. Reminder to play! (It keeps the weeds down). Invitation to weeding party for next Saturday. Have looked into alternative surfaces — very pricey.

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Trees - Rani wants us to all loosen up and love our trees! We need them to grow like the ones coming down. We lost a lot of trees over the past year to 18 months and 3 more have to come down, bringing the lost tree total to 14. Peter (arborist) has said that the 1989 hurricane damaged the trees and made them susceptible to disease 25 years later.

- Four new trees are scheduled to be planted — between Luskin/Smidt, in the playground, in front of Levy, and in front of Krop-Siegmund. They are waiting until the fall to plant.
- Questions were raised about whether we have spoken to other arborists - committee noted that it is on the agenda to look into.
- Question about why plant a tree at the playground - the response is that no one objected to one being planted there and it will make shade for our kids and grandkids.
- There were several questions about a plan for trees, and potential placements of trees. The committee noted that the plan keeps changing as trees come down and as homeowners fail to agree to having any trees planted near their own houses.
- Members also raised issues about specific trees, and the need for some kind of landscape architect given the significant changes and numbers of trees that are coming down and need to be going up. Raised as possible new business for next year's budget.

Water - nothing to add to report. Request for volunteers for water testing and reminder to turn on outdoor faucets after the meeting to flush the system.

Docks/Waterfront - Thanks to everyone that was involved with getting the docks fixed and reconfigured and into the water after the damage last year. A request for help weeding near the beach later in the summer.

Community Propane Rates — Karen negotiating with Bantam Wessen

Treasurer's Report - 80% of dues paid thus far.

New Business

1. Issue related to the Right-of-Way and our relationship with our neighbor to the south. The board has had extensive conversations with this ongoing issue. We consulted a lawyer (James Stredonsky) about the ROW in order to understand our options. The board is not seeking any communal decisions at this time.

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- We are discussing putting up a fence or high shrubbery along the ROW to deter people from coming onto BK property.
 - Will look into better and clearer signage (i.e., “No Parking” “Private Property”).
 - There are also considerations related to his operating a business — the deed from Weiss to the predecessor owner has a prohibition on operating a business. Also concerns about preserving our rights relative to adverse possession. One idea is to actually give Sperling permission to operate a business to preserve our legal right to withdraw that permission.
 - Survey — we are trying to engage a surveyor — they seem to be swamped.
 - The board will come back to the membership in August. It was requested that if there are any issues to not engage directly but to reach out to Mike.
2. Construction Deadlines - this year we had a number of houses that asked for an extension beyond the June 15 deadline. While extensions granted, it is noted that everyone must be done this week! Next year it will be June 15 and the deadline will be imposed except for emergencies. Interior work can continue if it is not loud and intrusive to neighbors.
 3. Bike Room - Request for everyone to label their bikes and remove bikes that aren't being used as the bike room is quite full. Options include moving out non-bike items to increase capacity, acquiring new racks, taking an additional bay.
 4. July 4th Party — Anne heading committee. Will be an in-person party! Saturday evening with Sunday rain date. Invitation will be coming. Pot luck - reminder that if you have a lot of people, bring extra food and throw in a few extra dollars. Please tell Anne the number of guests. Steve to tell Anne the budget.

Open Forum

1. Formal welcome to the Mains and the Goldbergs!
2. August meeting — zoom seems to work well. Idea to have zoom and then lunch.

Motion to adjourn - seconded - adjourned