

Breezy Knoll Meeting Minutes

Meeting called to order by President Mike Held (via zoom)

Proxies: None

Approval of Minutes - Minutes from the June 2021 meeting were approved

Old Business - Committee reports were circulated prior to the meeting. Questions were taken by committee chairs.

Treasurer's report and review of 2022 budget

- Motion to pass the budget, seconded: budget passed (see attachment)
- 2022 dues set at \$5,248.40

New Business

- Breezy Knoll Road
- Ad hoc committee on BK deeds and modernizing legal structure
- Update on relations with Camp David
- Tennis court
- Labor Day party

Nominating Committee: Thanks to outgoing President Mike Held for his stellar work these past three years. All members of the board are staying on for another year: Ron Elton - President; Bob Maddox - VP; Karen Krop - Secretary; Steve Friedman, Treasurer; Rani Levy (year 2 of 2); Lakshmi Bloom (year 2 of 2); Mike Held.

Motion to elect the slate, seconded. Motion passed.

Thank you to the committee for their hard work.

Motion to adjourn - seconded - adjourned

Breezy Knoll Association Budget History

8/24/2021 8:56

| | 2022 | 2021 | | 2020 | |
|--|----------------------|---------------------|---------------------|---------------------|----------------------|
| | Budget | Budget | YTD | Budget | Actual Year-End |
| PER HOUSE | | | | | |
| Cover operating expenses | \$ 5,098.40 | \$ 4,379.20 | | \$ 4,198.25 | |
| Cover capital expenses | \$ 150.00 | \$ - | | \$ - | |
| TOTAL PER HOUSE | \$ 5,248.40 | \$ 4,379.20 | | \$ 4,198.25 | |
| INCOME | | | | | |
| Dues (for operating expenses) | \$ 101,968.00 | \$ 87,584.00 | \$ 87,614.32 | \$ 83,965.00 | \$ 83,965.00 |
| Net assessments (for capital expenses) | \$ 3,000.00 | | | \$ - | |
| Capital carryover from previous year | | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 |
| Water | \$ 1,500.00 | \$ 1,300.00 | \$ 500.00 | \$ 1,300.00 | \$ 2,200.00 |
| Member-paid guest fees | | | | | |
| Other | | \$ 2,000.00 | \$ 2,000.00 | \$ 8,500.00 | \$ 8,500.00 |
| TOTAL INCOME | \$ 106,468.00 | \$ 93,884.00 | \$ 93,114.32 | \$ 96,765.00 | \$ 97,665.00 |
| OPERATING EXPENSES | | | | | |
| Charitable contribution | \$ 2,150.00 | \$ 2,150.00 | \$ 2,150.00 | \$ 2,150.00 | \$ 2,150.00 |
| Defibrillator | | | \$ 237.45 | | |
| Docks/Waterfront | \$ 4,000.00 | \$ 4,100.00 | \$ 1,863.23 | \$ 4,100.00 | \$ 4,262.66 |
| Garbage Removal | \$ 4,800.00 | \$ 4,734.00 | \$ 3,280.28 | \$ 4,140.00 | \$ 4,201.80 |
| Grounds | \$ 34,500.00 | \$ 34,500.00 | \$ 18,754.89 | \$ 34,500.00 | \$ 34,649.07 |
| Insurance | \$ 2,600.00 | \$ 1,600.00 | \$ 2,554.00 | \$ 1,500.00 | \$ 1,686.00 |
| Parking Lot/shed | \$ 1,500.00 | \$ 3,500.00 | \$ 885.00 | \$ 1,000.00 | \$ 1,278.73 |
| Breezy Knoll Road | \$ - | \$ 500.00 | \$ - | | |
| Legal/professional | \$ 3,100.00 | \$ 1,000.00 | \$ 993.75 | \$ 1,000.00 | \$ 4,430.20 |
| Parties (July 4, Labor Day) | \$ 800.00 | \$ 800.00 | \$ 551.49 | \$ 800.00 | \$ 105.89 |
| Playground | \$ - | \$ 1,200.00 | \$ 1,099.00 | \$ 1,000.00 | \$ - |
| Supplies/materials | \$ 100.00 | \$ 100.00 | \$ - | \$ 75.00 | \$ 161.12 |
| Taxes Property | \$ 4,000.00 | \$ 4,100.00 | \$ 3,931.74 | \$ 4,200.00 | \$ 3,989.24 |
| Tennis Court | \$ 3,200.00 | \$ 3,200.00 | \$ 1,189.39 | \$ 2,600.00 | \$ 2,903.91 |
| Trees | \$ 30,400.00 | \$ 18,000.00 | \$ 19,460.40 | \$ 18,000.00 | \$ 17,491.15 |
| Utilities | \$ 2,200.00 | \$ 2,200.00 | \$ 1,217.89 | \$ 2,200.00 | \$ 2,235.88 |
| Water and Sewer | \$ 10,018.00 | \$ 9,100.00 | \$ 7,131.49 | \$ 8,000.00 | \$ 10,924.50 |
| Contingency fund | | | | | |
| Miscellaneous (treasurer) | \$ 100.00 | \$ 100.00 | \$ 76.94 | 0 | \$ 78.39 |
| TOTAL OPERATING EXPENSES | \$ 103,468.00 | \$ 90,884.00 | \$ 65,376.94 | \$ 85,265.00 | \$ 90,548.54 |
| NON-BUDGETED EMERGENCIES | | | | | |
| Non-budgeted trees (storm damage) | | | \$ 9,332.22 | | \$12,001.80 |
| Non-budgeted grounds | | | | | |
| Non-budgeted docks repairs | | | \$ 5,437.00 | | |
| TOTAL NON-BUDGETED EMERGENCIES | | | | | \$ 12,001.80 |
| CAPITAL EXPENSES | | | | | |
| New trees | \$ 3,000.00 | \$ 3,000.00 | | \$ 3,000.00 | |
| Trees 2015 escrow | | | | | |
| Water system generator | | | | \$ 8,500.00 | |
| TOTAL CAPITAL EXPENSES | \$ 3,000.00 | \$ 3,000.00 | \$ - | \$ 11,500.00 | |
| TOTAL EXPENSES | \$ 106,468.00 | \$ 93,884.00 | \$ 80,146.16 | \$ 96,765.00 | \$ 102,550.34 |
| Union Savings (less contingency fund) | | | \$ 25,004.52 | | \$ 17,629.90 |
| Contingency fund | | | \$ 10,000.00 | | \$ 10,000.00 |
| Dreyfus -- funds recaptured from NYS, now in USB | | | | | \$ - |
| FUND BALANCE | | | \$ 35,004.52 | | \$ 27,629.90 |
| Pending assets (remaining income) | | | \$ 1,250.00 | | |
| Pending liabilities (remaining expenses) | | | \$ 25,507.06 | | |
| PROJECTED END-OF-YEAR FUND BALANCE | | | \$ 10,747.46 | | \$ 27,629.90 |