

Hilo Shores Annual Meeting

August 9, 2025

American Legion Hall

1. Roll Call/Sign In

The following individuals were in attendance at the Annual Meeting: Dick Baker, Pam Pospisil, Andy Holm, Diane Blaqburn, Joan Kirchner, Jim Bevilacqua, Alan (Casey) Dowling, Robrt and Nicole Waldbauer, Bonnie and Jay Stockwell, Mary Beth Dowling, Paulann Sheets, Ronald Schenendorf, Bill and Sally Herzog, Diane and Charles Brush, Jesse Lacombe, Matt and Judy Moskal, Jennifer Coughlin, Dierdre and Lloyd Amster, and Phyllis Nacey.

The meeting was called to order at 10:36 a.m.

2. Reading of the Minutes of the Previous Annual Meeting

The August 10, 2024 Hilo Shores Annual Meeting Minutes were circulated to all Association members via email on DATE. A copy of the 2024 Annual Meeting Minutes is attached hereto as **Exhibit A**. Chairman Dick Baker asked members in attendance for comments and corrections on the minutes. A correction regarding attendees, and specifically to note that Nicole Waldbauer was in attendance at the August 10, 2024 meeting, was accepted at the conclusion of the meeting. Judy Moskal asked when Caroline and Vanessa were voted onto the Board, and Dick Baker advised this was done at the 2024 Annual Meeting. The minutes were accepted and approved.

3. Treasurer's Report

Association President Dick Baker provided a brief summary of the Treasurer's Report, a copy of which was provided to all Association members at the Annual Meeting sign-in table and is attached hereto as **Exhibit B**. For Fiscal Year 2025, the Association starting balance was \$199,725.08. Based upon 2025 Association annual assessments received and interest earned on investments, less the total expenses of \$8,867.20, the current balance of all Association accounts at the time of the meeting was \$218,086.90.

4. Election of Directors

Chuck Kraus and Jim Minnigan completed their most recent three-year term, and their seats on the Board were open. Due to no Association members expressing interest or nomination for these two seats, Chuck Kraus and Jim Minnigan were elected for another three-year term.

5. Old Business

a. Roads

Since the 2024 Annual Meeting, Association Board Members have met and conducted visual inspections with Ken Lewis of the Shelter Island Highway Department and Shelter Island Town Engineer Joe Finora of the erosion and run-off issues and options regarding the Association roads. Based upon these meetings, the current plan to address the erosion and run-off issues is to have the Highway Department install four new catch basins (2 on Valley Road and 2 on Hillside Drive, as marked on Exhibit C) in order to catch more water before it runs down to Hilo Drive, Association homes, and West Neck Bay. Bob Waldbauer asked whether the Town Engineer is preparing an engineer report for the catch basins. The Board advised the Town Engineer identified the appropriate locations for the new catch basins, and the Highway Department will only install where directed to do so by the Town Engineer.

Additionally, the Highway Department will remediate erosion issues on Hillside Drive via trench and fill installation. Once this work is done, certain sections of Association roads highlighted in **Exhibit C** will then be repaved. At this time, the Association awaits a cost estimate from the Highway Department and Corzini, its paving vendor, for this work. Ron Schenendorf commented the paving contractor used last time did not do a good job, and the Board advised it was not in discussions with or contemplating use of this vendor for this or other Association projects. Judy Moskal asked whether the Board was considering repaving all Association roads; however, President Dick Baker advised the Association does not have the funds to pave all Association roads. Paulann Sheets advised there are sections of Community Drive with broken glass mixed in with the stones, and it is a hazard for animals and others walking in the community. The Board advised it will inspect the area referenced and sweep stones/glass off of the road, but it is likely a result of glass being used as part of the road base when the roads were installed in the neighborhood. Judy Moskal asked whether the roads will be swept prior to paving and President Dick Baker advised this will occur. An Association member also asked whether when the paving occurs it will go to up to the property line and driveway. The Board will review this question, but noted that Belgian block is one option from keeping stones in driveways and not running off into the street.

In the meantime, the Town continues to pump out Association catch basins, at the Town's expense, and will do so when the new catch basins are installed. The Town is not currently interested in taking over Association roads. Many Association members expressed concern over the Town taking over Association roads and attempting to connect Hilo Drive with Burro Hall, which would result in increased traffic flow through the neighborhood as Silver Beach residents would use this road to cut through to the Recycling Center and other parts of the Island.

b. Community Dock

The Community Dock is currently 25 years old. At the time it was constructed and thereafter, Association members could become members of the Dock Committee, which would provide for increased benefits beyond those as an Association member,

including permission to tie a boat up for a brief period of time in a day (not to occur overnight). The cost to become a Dock Committee member is \$1,000. The membership stays with the home, so upon resale of an Association home of a Dock Committee member, the new homeowner is a member of the Dock Committee. The current Dock Committee Fund is less than \$1,000. The Board advised the Association Members that it is reviewing options for funding and reserves for anticipated maintenance fees associated with the Dock. Ideas discussed via the Board thus far include moving money from the Association fund into the Dock Committee fund at this time, and/or as needed, and/or an annual assessment for Dock Committee members.

c. Kayak and Paddleboard Storage

The Board advised the homeowners that, effective next year, all kayaks will need to be registered with the Dock Master (Jim Minnigan), and the cost to register a kayak is \$20. Each homeowner can have an unlimited number of kayaks, so long as they are registered. All registered kayaks will need to display a registration sticker, which will be provided by the Dock Master at the time of registration. All kayaks must be stored off of the ground in one of the provided racks. Nicole Waldbauer suggested the Board investigate a kayak ramp for the community dock.

d. Hilo Website

The Board will create a website for the Association. The three-year total cost to create and maintain this website is \$325. Board member Vanessa Roth will create and maintain the website. Content for the website may include the following: map of Hilo Shores, Community By-Laws and Rules, relevant Association documents, kayak registration information, dock rules, information regarding upcoming town hearings involving homes or land within the Association, information on the annual meetings including but not limited to agendas and prior meeting minutes, reminders regarding meetings and dues, information about the board members, etc. Judy Moskal commented on Warren's community letters, how they were very nice to read, and how it would be nice to have similar content on the website. Phyllis Nacey asked if the website will be password-protected.

Judy Moskal, Andy Holm, and Paulann Sheets commented on a desire for increased communication from the Board and contact information for Association members to be available. The Board will endeavor to improve communication via the website, requested all in attendance to provide their current email address, and advised it has been sending emails to the email addresses on record for current homeowners and dropping notices at homeowners' doors.

e. 2025 Picnic Report

The Board advised the picnic was a success, with 45-50 people in attendance. There are plans to have another picnic in 2026.

6. New Business

a. Trees

Bonnie Stockwell asked whether Association members should email the Board when a tree comes down in the neighborhood, and advised she recently did so and the Board chopped the fallen tree. The Board advised this is the appropriate process to follow, but also noted certain trees are the responsibilities of the individual homeowners and not the Board. The Board advised the electric company should be called prior to any tree removal due to wires in the neighborhood, and that the electric company will cut part/all of the tree if it poses a risk to the wires. However, the Board was unsure whether the electric company will do this for wires from poles to homes, or just wires from pole to pole.

b. Run-Off

Jim Bevilacqua asked whether there is consideration being made regarding the installation of berms on roads running to water to prevent run-off. The Board advised the Town Engineer is unlikely to be in favor of them, and they are not part of the current plan for addressing run-off and erosion.

Judy Moskal asked whether there is consideration being given to planting reeds/phragmites to obtain a filtration and absorption benefit. The Board advised it understands the DEC wants you to remove phragmites due to their invasive nature. Judy asked the Board to consider natural alternatives.

7. Adjournment

The meeting was adjourned at 11:20 a.m.