

May 22, 2021

Dear Members of the Neptune Park Association,

I am writing to announce the **88th Annual Meeting** of the Neptune Park Association. As usual, the timing is the 4th Saturday of June, this year falling on June 26th. The meeting will be held on Neptune Court at 10AM. The rain date will be June 27th, same location, and time.

The purpose of the meeting is to conduct the business of NPA including the election of three members to the Board of Governors and approve the 2021-2022 budget. An agenda is attached to this letter. If a member has new business to be considered for addition to the agenda, please let me know ASAP via email to: ABudkofskyCommittee@outlook.com.

With everyone's help, we successfully made it through last summer's Covid-19 pandemic. Thank you to all for your cooperation.

Last year's mid-August tropical storm washed our raft onto the rocks, causing an end to its 20-year life span. The Board decided to replace the raft from our cash on hand, so as not to place a burden on members.

After this official letter, communication will be by email and postings on the website. Please be sure that we have your current email address or check the website for up to date information. Any changes can be sent to Peter Reilly, at peter.reilly@townsip.com.

Also attached is a **listing of the members** of the Association. Please review your information for accuracy and please alert us if there is an error. You may use the website to update your info at https://neptunepark.org/member-info-update or send your corrections directly to Peter at peter.reilly@townisp.com. We also ask that you be discrete in the using this member information.

Members of the Board of Governors up for re-election are Merle Bernstein, Steve Breen and Craig Kochanski. Craig has indicated he will not run again. We thank him for his years of service to the Association. If you are a member in good standing, interested in serving on the BOG, the bylaws spell out requirements for candidates in Article 11 as follows:

Any member in good standing may nominate any other member in good standing for election to the Board of Governors. The nomination should be in writing to the Chairman of the Board of Governors at least 7 days prior to the annual meeting. In the case of property owned by multiple people, by an LLC or in a trust, it is the person designated to vote who is eligible to run for the Board.

If you cannot attend the meeting, **you may choose to execute the attached proxy**. Proxy voting has legal implications, so please choose your proxy well. The proxy must be completely filled out and signed to be valid. If you plan on using a proxy at this year's meeting, please submit your proxy to us by

Wednesday, June 23rd. You can scan and email your completed proxy to Peter at peter.reilly@townisp.com. This will go a long way in helping us better organize this year's meeting.

All properties in good standing are eligible to receive 10 wristbands. They are used to designate access to the beach and aid the efforts of our dedicated beach crew. Please do your part in supporting our efforts and provide bands to all members and guests using the beach. Small children (age 7 and under) who are supervised by an adult are not required to wear a wrist band but do count in the total number of individuals using the beach per property. To pick up your wrist bands prior to the meeting, please see Merle Bernstein at 14 Neptune Court.

Peter Reilly has taken on the task of our website www.neptunepark.org. On the website, is a section for reviewing NPA documents, updating member contact information, tenant registration, viewing rental activity by address or date, view historical documents and photos and a section entitled "News". In the "News" section there is a forum that can be used for member sponsored content. One example is the "Ask a Neighbor" area where we can discuss member needs i.e. babysitting, restaurants, lawn care, beach needs etc. New categories can be added by members, and you can subscribe to threads to be notified when responses are posted. I hope the website becomes a great place to check-in periodically year-round. I expect the site to change over time, so if you have suggestions or want to help with its development, please contact me (ABudkofskyCommittee@outlook.com).

As summer begins, please remember there is no picnicking on the beach. Please make sure to clean up after yourself and your guests to avoid the rodent issue we had at the end of last summer. In addition, we ask that seawall property owners refrain from sweeping grass cuttings onto the sand.

Have a happy, healthy, and safe summer. I am looking forward to seeing you at the meeting.

Sincerely,

Alan Budkofsky Chairman, Board of Governors Neptune Park Association



NEPTUNE PARK ASSOCIATION ANNUAL MEETING AGENDA

SATURDAY JUNE 26, 2021 @ 10 AM Neptune Court

(Rain Date - June 27, 2021 @10 AM)

- 1. Call to Order
- 2. Approval Minutes from the June 2020 Annual Meeting
- 3. Moment of Silence
- 4. New Members
- 5. Beach Staff Introductions Judy Salm
- 6. Discuss and Approval 2021-2022 Budget Peter Reilly, Treasurer
- 7. Election of Board Members

The following Board Members are up for re-election:

- Merle Bernstein
- Steve Breen
- Craig Kochanski (not running for re-election)
- 8. Public Comments
- 9. Adjournment



PROXY

	BY THESE PRESENTS: That Park Association hereby designable.	_
	Name of Person Serving as Proxy	
and otherwise act or asso the June 27, 2020 Annu adjournments thereof, u said meeting and other i	al attorney and proxy of the unent in the name and stead of the al Meeting of the Association pon any and all matters described matters which may properly conforce and effect as the undersitat said meeting.	ne undersigned at and any and all bed in the notice of ome before said
IN WITNESS WHEREC June 2021.	OF, I hereby set my hand and sea	al on the Day of
	Member Signature	_
	Member Name (legible)	_
	Member NPA Address	_

(Subject to Approval at the 2021 Annual Meeting)

The 2020 Annual Meeting was called to order at 10:04 AM by Alan Budkofsky, Chairman

Agenda Item: Discussion and Approval of the Minutes from the 2019 Annual Meeting

 Chairman Budkofsky requested comments on the minutes from the 2019 Annual Meeting. No discussion was made. Sandy Ziplow made a motion to approve the minutes. The motion was seconded by Fred Paxton. Minutes were approved by the community unanimously.

Agenda Item: Moment of Silence

• Chairman Budkofsky requested a moment of silence in honor of members Ron Bernstein and Barry Weinbaum who passed away since the previous meeting.

Agenda Item: Staff Introductions

- Judy Salm introduced the 2020 Beach Crew. The members of the Beach Crew include:
 - Spencer Romain Lead
 - o Garrett Matson Lead
 - Daniel Reilly
 - Perry Belfiglio
 - Ava Muise
 - o Jaden Campbell
 - Tristen Thompson
- The beach crew is responsible for raking the beach 5 days/week. A request was made to the community to refrain from setting up chairs on the beach until it has been raked (after 10 AM). A special request was made of all community members to pick up their toys and belongings each evening. It is not the responsibility of the Beach Crew to pick up after members.

Agenda Item: New Members

• Chairman Budkofsky asked if there were any new members. No one stepped forward.

Agenda Item: Board Elections

• Chairman Alan Budkofsky announced the four candidates running for the 3 positions for a 3-uear term on the Board of Governors. Each candidate, Judy Salm (Incumbent), Anne

(Subject to Approval at the 2021 Annual Meeting)

Haviland (Incumbent), Alan Budkofsky (Incumbent) and Brian Drutman were given an opportunity to address the community and then the vote was taken.

- Peter Reilly and Steven Daren collected the ballots from the community, which were counted by Steven Daren and Scott Matson.
- **Action Item:** The community voted to re-elect the following members to 3-year terms:
 - Alan Budkofsky (42)
 - Judith Salm (46)
 - Brian Drutman (50)
 - Anne Haviland (41)
- Chairman Budkofsky announced the results and thanked Anne Haviland for her participation on the Board.

Agenda Item: 2021 – 2022 Budget Review

- Peter Reilly gave an overview of the 2019 2020 expenditures and the proposed 2020 2021 proposed budget of \$49,650. The community currently has \$156K in a CD earning 0.9% interest and \$67K in a no-interest bearing checking account. These funds are available for the operating expenses of the community as well as a "Rainy Day" fund to care for the beach and sea wall. The recommendation of the Board was to reduce the "\$15,000 Special Assessment" voted in by the community in 2012 to \$5,000 now that the community had met its goal of rebuilding the "Rainy Day" fund to where it was prior to Hurricane Sandy in 2012. It was noted by Mark Matson that the last time the community had to rebuild the seawall (in 2012) the community spent approximately \$150K. Howard Smith noted that in 2012 approximately 40% of the seawall required work. There was some discussion related to rising sea level as well as the increase of costs the community would face if the same damage were to occur today.
- Action Item: Member Mark Matson made a motion to increase the Special Assessment to \$10,000 (and thus increasing the Annual Budget to from \$49,650 to \$54,650). Mark's motion was seconded by Fred Paxton and approved by a majority of the community.
- Action Item: The community then voted on the revised 2020-2021 Budget of \$54,650. Scott Matson made the motion to approve the budget of \$54,650. The motion was seconded by Stuart Roth. The community approved the revised budget unanimously.

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Agenda Item: Public Comments

- NPA Community Archivist, Fred Paxton informed the community that all archives are now in his possession and that we are working on adding more information to the NPA Website (www.neptunepark.org). Currently on the website is information on our Annual Meetings, Board of Governors Meetings, Our Charter, as well as a new section with "Old Documents and Photos" dating back to 1907. Fred asked the community to check their files for additional documents and photos that may be interesting to the broader community. He noted he was especially interested in seeing any document (Annual Meeting, Board of Governors Meetings, General Correspondence, Etc.) between the years of 1984 1996. Action Item: Please check your family files for old documents, photos, correspondence, etc. related to Neptune Park Association.
- Howard Gordon requested information on how the community was planning on managing beach security considering the Covid-19 pandemic and the Governor of CT's Executive Order requiring Ocean Beach limit attendance at 40% of capacity. Chairman Budkofsky informed the community that he had been in communication with Dave Sugrue and the folks at Ocean Beach Park, they were aware of the issue and on at least one occasion had sent representatives to stop people from enter OBP from our community without success. Chairman Budkofsky has been "policing" the individuals who have been turned away from Ocean Beach Park and believes the best we can do given the circumstances (Covid-19 and social unrest) is to guide visitors to the park to the high tide line and let them fend for themselves and Ocean Beach Park.
- Craig Kochanski brought up the subject of the care, cleaning, and maintenance of the
 Brownstone Monuments. Craig mentioned that he was happy to power wash the
 monuments if the various community members living near them would allow him access
 to a spigot. Some discussion ensured related to the deterioration of the monuments
 and some work that was done 15 years ago. John Mador mentioned he had just
 completed some brownstone work at his home on Ocean Ave and he would be happy to
 put the community in touch with his brownstone guy for some advice. Action Item:
 Chairman Budkofsky said the Board of Governors will take it up in discussion at our
 next Board Meeting.

The 2020 Annual Meeting adjourned at 1:17 PM

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• A motion to adjourn was made by Howard Gordon and seconded by Cathy Fosnot. Motion passed unanimously.

Neptune Park Association Treasurer's Budget Worksheet

For Fiscal Year Ended May 31, 2021

	Budget 2020-2021	Projected 2020-2021		Proposed 2021 - 2022	
	2020 2021		2020 2021		2021 2022
Accounting	\$ 4,500.00	\$	4,315.07	\$	4,500.00
Beach Security & Maintenance	19,000.00	\$	19,945.45	\$	22,500.00
Equipment	500.00	\$	-	\$	-
Insurance	9,000.00	\$	7,232.44	\$	8,000.00
Legal Fees	2,500.00	\$	-	\$	-
Maintenance & Repairs	5,000.00	\$	7,974.34	\$	5,000.00
Rodent Control	-	\$	-	\$	-
Less, Trapping Assessment	-	\$	-	\$	-
Office Expense	500.00	\$	448.41	\$	500.00
Raft	3,100.00	\$	7,077.32	\$	3,800.00
Lien Recording Fees	300.00	\$	120.00	\$	350.00
Web Site Expense	250.00	\$	216.75	\$	350.00
Subtotal	\$ 44,650.00	\$	47,329.78	\$	45,000.00
Special Assessment	10,000.00	\$	10,000.00	\$	10,000.00
Total	\$ 54,650.00	\$	57,329.78	\$	55,000.00