

**Montauk Manor
Board of Managers
Saturday, June 25th, 2022
Conference Call Meeting
10:00am**

Present: Lou Federico, President, Don Kershan Vice President, Herman Hochberg, Treasurer Claire Ratusch, Secretary, William Skody, Kathleen Mize, Jerry Simunek, Janice Nessel, General Manager

Meeting called to order at 10:10am

President – Lou Federico

Lou Federico praised the board for handling the budget meeting very professionally

Motion made to approve Conference Call Board Minutes of May 14th, 2022 was made by Don Kershan and seconded by Herman Hochberg.

VOTE: PASSED unanimously

Legal - Jerry Simunek reported that there were \$2613.00 in legal bills to approve through May 14th, 2022.

Motion to approve legal bills in the amount of \$2613.00 through May 14th, 2022 was made by Jerry Simunek, and seconded by William Skody.

VOTE: PASSED unanimously

Insurance -

Chart Check - On Schedule, ongoing maintenance transfers have been made. The balances in the construction bank savings accounts as of 6-25-2022 is \$1,055,728.54 and \$101,633.662 in the operating.

COVID-19 – Update

Keeping all protocols at the Manor to deal with the virus uptick

Restaurant Update – A coupon for a complimentary glass of wine, cocktail or beer with a purchase of an appetizer was created and is being given out at check-in. They are also keeping tables set which gives the restaurant a much better appearance.

Hours of Operation: Breakfast 7:30am to 11:00am, Lunch 12:00(noon) to 4:00pm, and Dinner 4:00pm to 9:30pm 7 days a week

General Manager's Report – Janice Nessel

STP – Regular maintenance

SPDES Permit - We are currently working with Cameron engineering in reference to our SPDES Permit. Our sewage treatment plant currently has a seasonal SPDES Permit with effluent and flow limits that vary during winter and summer months. The seasonal SPDES Permit flow limit from October 1 to April 30 is 6000 gal/day which we have been exceeding this winter flow limit for the last 3 years therefore a seasonal SPDES Permit is no longer justified.

Verizon is currently in the process of migrating our incoming phone lines on our switch board to fiber. Property survey and installation of equipment is complete.

Sema Connect, our electric car charging station, currently runs on 2G and 3G which is being phased out. Our upgrade to 5G is schedule for installation August.

Grounds – Sprinklers have been turned on; heads replaced as needed. All sprinklers' lines in flowers pots have replaced and flowers have been planted. Tennis courts have been cleaned, power broomed, sanded and relined. New BBQ's have been put out for the season, pavers repaired and new tables put together and put out.

Outdoor Pool – Repaired stucco, primed and painted. Heater for outdoor shower install for season. Install new pool cover and wheels. Replaced chlorinator and acid controller for outdoor pool.

Construction/Physical Plant - Don Kershan

I am happy to report that work on the west side façade is complete!

The woodwork, painting, and trim look great! The chimney is complete and ready for next winter season. The roofing on the west side is completed! Waiting on the final CO.

The indoor pool- waiting on the permit form the Health Dept.
More than likely construction on the indoor pool won't begin until the fall.

The estimate to replace the pool and spa from Tortorella Custom Gunitite Pools came in at approximately \$438,091.00

I asked Jimmy Hackett to look into getting another estimate on the HVAC system for the pool area. Right now, we are looking at a \$151K estimate from Maccarone Plumbing.

The pavers are done, the tennis courts have been re-sanded and ready for the season. BBQs are in place.

Windows for unit 410 were installed and windows for unit 413 have been ordered.

The town issued a permit, good for one year for us to bring the oil tanks into compliance without replacing the tanks, we were issued several fail-safe measures to take all of which will save us a significant amount of money!

Moving forward we do anticipate some heavy-duty construction work to be done at significant costs!

Future Construction Projects:

- Pillars entering the MM main driveway need replacement.
- Stucco walls and decks above the outdoor restaurant patio need repair.
- Balconies on all sides of the building should be inspected for possible repairs.
- Ongoing roof replacement.

Treasurer's Report – Herman Hochberg

Montauk Manor Condominium

Cash Balances – 6-25-2022

Condo

Operating BNB	220,739
Major Construction	1,429,018
STP Operating	<u>1,427,743</u>
Total	<u>\$ 3,077,499</u>

Rental

BNB STP- CD Apple Bank	132,037
Operating	<u>1,558,088</u>
Total	<u>\$ 1,690,125</u>

Rental Report – Jerry Simunek

Since the last Board Meeting, rentals have picked up. This is partially due to the higher costs of traveling and airline problems.

Rentals for May were as follows:

OCCUPANCY - TOTAL NUMBER OF RENTAL DAYS

	2021	2022
MAY	1914	1679

RENTAL INCOME

	2021	2022
MAY	\$ 402,692.56	\$ 388,522.38

Income does not always reflect occupancy due to the number of weekends in the month and rate specials.

To date, June rentals have been good with "sold out" weekends.

At our May meeting The Board agreed to look into making one or more of our tennis courts "dual purpose" with pickleball if it did not interfere with tennis. After interviewing over two dozen serious tennis players, the painting of additional lines and boundaries on the tennis courts will be a major distraction to the tennis players. Consequently, it is my suggestion that we do not alter our tennis courts in any way. After completion of the indoor pool, if funds are available and pickleball is still popular, the Rental Committee can look into establishing a separate pickleball court.

New Business

Unit 123 – 1-bedroom, 2 bath duplex facing Tennis courts, \$385,000, closed June 15th

Unit 419 - Studio, facing front entrance, \$270,000, closing June 28th

Unit 424 – 2-bedroom duplex bay view, \$360,000, closing June 28th

Unit 223 – 1 bedroom, 2 bath simplex with balcony with bay view has accepted an offer of \$550,00, waiting Board approval

Unit 133 – 1 bedroom, 1 bath duplex with patio with bay view asking \$550,00

Unit 314 – 3 bedrooms, 2 bath with balcony tennis court view asking \$875,000

Unit 129 – 1 bedroom, 1 bath facing front entrance asking \$425,000

Conference Call scheduled for August 27th, 2022

Meeting Adjourned at 2:36pm.