

TRANSCRIPT OF WAVERLY ESTATES
ANNUAL UNIT OWNERS MEETING – TUESDAY, JUNE 30, 2026

Natalie Hoffmann
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This

A quick reminder that the meeting is being recorded. I'm going to call it to order. It is 7:01 p.m. I want to welcome the residents to the 40th annual unit owner's meeting. Welcome new residents to the community. And after this meeting, a transcript will be posted on the website. I'll introduce the board of managers and the property manager. My name is Tom Lowe. I'm the president of the board. We have Enrico Fiannaca. He is the vice president of the board. We have Christine Evans. She is the treasurer. Val Shuman is the secretary. Diane Galliato is our manager. And our property manager is Natalie Huff. And I did say that, Christine, in the beginning. Announcements of proxies and attendance.

Proof of notice of the meeting. Because this is a virtual meeting, proof of notice was sent via email and by U.S. mail in April of 2026. And repeated by email and automated call on June 22nd. Total proxy ballots, we have zero. In attendance, what do we have? 27. 27 people for a total and no proxies for a total of 27. There must be a total of 34 owners in attendance to constitute a quorum. Therefore, a quorum is not present. I'm going to ask for a motion to close the official meeting. Motion. Motion by Enrico.

I second it. By Christine Evans. Motion is carried to close the official meeting and proceed with the residents in attendance. Just a quick reminder, again, that the meeting is being recorded. At the end of this report, under the open forum part of this meeting, we will take questions from unit owners. This can be done by clicking on the word bubble and then clicking chat on the top right corner of your screen. Any questions we cannot answer without further research will be tabled until they can be addressed properly. Reviews of the minutes from 2025. Since everybody received a copy of the 2025 minutes, the reading of the minutes is waived. Election of inspectors. Election inspectors are unnecessary at this time because there was no volunteers for the open board positions except the current board members Enrico of building one and Christine Evans of building five. We would like to thank them both for their continued support these past years. Thank you both, by the way. Election of managers. The board will reappoint Christine Evans and Enrico to the board of managers for a three-year term ending in 2029. Board member positions will be cited at the subsequent meeting of the board of managers. Tom, excuse me for just one moment. We now have 29 residents in attendance. Okay. So, 29. I'm just changing my things there. Sorry for the interruption. Go ahead. Okay.

Unfinished business from 2025. Road repaving and lettering. Since we do not yet have enough funds to repave the road, we had to make additional pothole repairs that got worse over the winter. In addition, the letters and lines had to be repainted because it was very difficult for residents and guests to distinguish between assigned and unassigned spaces. Insurance. In 2025, insurance premiums stabilized the labor of the estates. However, another unforeseen and significant water damage claim shortly after renewal in August 2025 may cause another large premium increase. We will not have that information until the middle of July. Walkway and curbs. This year's special assessment paid for the immediate repairs. However, there are still some that have to be evaluated for the 2027 budget. More information will follow when it's known. Diamond plate sewer trap covers. A property review found approximately 31 covers in need of replacement. These are the covers in the back of the buildings that cover your sewer traps. Between 20 and 24, 13 diamond plate sewer traps have been replaced. Due to the significant coverage and snow plowing costs this past winter, we may have to hold off on replacing any in 2026, but we'll continue to allocate funds for this purpose until they are all replaced.

Front door replacement. In 2025, we completed the final 11 doors. All doors have now been replaced for a total cost since 2015 of \$156,624. No allocation will be needed for many years to come, but this expense, unless foreseen damage occurs today. Tree preservation. The board continues to monitor the health of the trees and remove dead and dying trees for safety and aesthetic reasons. Okay. Tax grievance. According to the law office handling this matter, the last settlement for the result resulted in a gross refund and tax savings of \$626,318 for the community. The settlement was subject to a prohibition against future assessment challenges for three years. If the reduced settlement and assessment were reflected on the assessment rolls, which they were. Since the expiration of that moratorium period, they have been monitoring the case and little to no assessment reductions were indicated until the more recent tax years. In May, they filed a grievance challenging the 26-27 tentative assessment for each unit owner. In July, they will be filing a court action. They anticipate entering into a settlement discussion with the Brookhaven assessor through the 26-27 tax year sometime in the fall of this year or early 2027. The east side perimeter fence. By majority vote, the fence was replaced in 2025 with white vinyl fencing. The board will consider the west side fencing when preparing the 2027 budget if possible. Fireplace maintenance. In 2025, the association mandated that all fireplaces be certified as recommended by our insurance carrier. Fireplace owners will be asked to provide proof of certification every two years. If you do not use your fireplace, you are required to sign a form stating that your fireplace is not used and I believe also a hold harmless equipment. New business. New business for 2026, this is. The association is very pleased with the new cesspool company we hired in 2026 to maintain the septic tanks. The previous company continued to increase prices. The board felt it was time to introduce a new company who could possibly save the community money. This year, however, additional plumbing was necessary, so we have not yet realized any monetary savings, but they help over time. Capital reserve funds and special assessments. As the property approaches 40th year, it has become difficult, if not impossible, to maintain the aging structure without increasing reserve funds and levying special assessments. Fannie Mae and Sony Mae requirements. In the past years, lenders recommended that the association collect 10% of their operating budget to allocate to the capital reserve fund. In March 2026, however, this recommendation changed to a requirement to approve a property for mortgage.

They are now recommending an allocation of between 15 and 25% of the operating budget to the capital reserve fund for future capital expenses, which are repairs like roofs, roads, siding, and fencing. Associations who do not follow this recommendation will not be approved for the mortgages wherein the buyer puts down less than 20%. This is and will continue to make it increasingly difficult for residents to sell their homes for potential buyers to buy homes at Waverly Estates. As part of the fiduciary responsibility association, this will be mandatory in the 2027 budget. Roofs. The roofs of the buildings one and five are 23 years old, and the other five buildings are 18 years old. This means that in the next

two to four years, the roofs will have to be redone. This could mean a large assessment or significant increase in the amount of common charges to prepare the fund for this capital improvement. Road repair. As you may recall, in 2024, the board sought community support for obtaining a loan to repay the road. However, the proposal receives support from only 50% of the community. At the same time, the association insurance premiums increased by approximately 200% forcing the board to change its course of action. As a result, instead of pursuing the road replacement loan, the

board was required to levy a special assessment of \$85,000 to cover the unexpected increase in insurance costs. The road construction was tabled until funds can be reserved for this purpose.

Vinyl siding. The color of the vinyl siding cannot be matched anymore. When a replacement in the front is needed, the contractor must take siding from the back of the buildings to make the front appear uniform. This is labor intense and unforeseen, causing the back of the buildings to resemble a patchwork quilt. Eventually, the only solution will be to re-side the buildings, another very costly repair. Remember, we're 40 years old now. So, some of us are older. Community reminders. Alterations that require written approval by the board. All exterior alterations, including but not limited to new windows, sliding doors, storm doors, deck or patio installation, and or renovations, replacements of exterior HVAC units, installing or replacing a fence at the end of your deck or patio, flower bed renovations, the installation of a satellite dish, and the installation of security camera, require written approval by the board by filing an alteration application, which can be downloaded from the website. All interior electrical and plumbing alteration, including but not limited to the replacement or installation of light fixtures, receptacle replacement, replacement of faucet, dishwashers, refrigerator lines, washing machines, including hose replacement, toilet sinks, bathtubs, interior water shutoff valves, hot water heaters, or showers, require the written approval of the board by filing an alteration agreement. We want a plumber to do these jobs so we do not have issues down the road. No smoking. The law prohibits people living in multifamily dwellings from smoking within 50 feet of any multifamily dwelling. This includes your patio area and the front of your house. Gas generators and fireworks. The use of gas generators and or the discharging of fireworks are prohibited at Waverly Estates. Solar generators are permitted for use. Reporting a maintenance issue. Pictures are helpful when calling or emailing a maintenance issue. This helps delegate which contractor will receive their work order and, hold on, and helps clearly explain the problem to them. Sorry people. Blowing up my phone. Reporting the maintenance of curbside parking and parking in or blocking another person's spot. Assigned space. This is a continuous problem at Waverly Estates. It is the responsibility of the unit owner to monitor where their guests and contractors park. The vehicle information of guests staying more than three days must be reported with the property. Security and reporting suspicious activity. As you know, the board sought community support for different ways to make Waverly Estates more secure. In 2014 and again in 2018, we proposed installing mechanical gates at each entrance which received only 40 percent community support. In 2023, they proposed installing security cameras throughout the property which only received about 70 percent of community support. This year, they propose installing license plate readers which would have at least provided evidence of unauthorized vehicles on the property but still only receives about 70 percent community support. Since 80 percent community support is needed to proceed with capital improvements that are not part of improvements listed previously, the board could not proceed with any vehicle any viable measures to help secure the property. As part of the new house rules, ring type cameras and personal security cameras are allowed when guidelines are followed and permission is requested. The board encourages residents to call the police first if you see suspicious activity is seen and then follow up with a call or email to the board. Monitoring of water producing appliances. To prevent water damage, we must continue to stress the importance of monitoring and servicing all appliances that produce water in your home such as faucets, bathtubs, toilets, sinks, dishwashers and especially the water heater and hoses attached to anything that produces water.

In 2025, substantial water damage was sustained to three units when a feeder pipe on the back of a toilet deteriorated. Water filled up the affected house and eventually seeped through the walls the adjacent houses causing damage to all three. House rules. The new house rules were mailed to all the unit owners at the end of 2025. Please take time to read them. There are valuable tools to keep costs down as well. Maintain conformity and security at Waverly Estates. The year-to-date budget. A copy of the year-to-date budget was sent to you by email and is presently up on your screen. Hold on a minute. Oh, I was supposed to read that slow. You didn't slow it down, Thomas. You didn't slow it down, Tom. I know, I know. Okay, it's going to be little. Let's see if we can make that bigger. How do I do that? I'm screen challenged. I have two screens, so let me see if I can. On the bottom right, you can increase the size of the font. Bottom right. You see where it says the percentage?

Just hit the plus button. Don't see that. The little stroll bar on the bottom right. This here? Right where the time is. Right above the time. Just hit that plus sign. This here? All right, here we go. I did email it to everyone, so you should have a copy of it in your email. The board has asked me to discuss this part of the meeting because numbers are my thing, and that's what I do. All right, so at the very top of the screen, under the word budget, you'll see the word modified in red. That means that during the course of the year, there are times when, although we've allotted a certain amount of money to a category, if one goes significantly over and we know we might not have to do something else, we move the money from one category to the other without increasing the overall budget. When the community did not approve the installation of the license plate reader cameras and the monitoring of those cameras, we had about \$12,000 that we weren't going to be using, so we were forced to put it, and I'll scroll down where you will see highlighted area, if I can. It won't go anywhere. Let me see if I can make this bigger. Why doesn't that do that?

It won't scroll. Let me scroll it. Well, anyway, on the sheet that I sent you, the snow removal budget was originally \$18,000 because for the last five or six years, we haven't even come close to spending that on snow. However, as you all know, because you live in New York and I don't, you had an excessive amount of snow this winter, so you tipped the scales at \$39,720 worth of snow plowing and snow removal for the winter, so that exceeded the budget of \$18,000 significantly by a little over \$21,000, so when we moved the \$12,000 from not having to use the camera money, we closed the gap a little, but we're still over in the snow category by \$10,860, and we still have to worry about December because the budget is on a calendar year. We're not over significantly in any other category but snow except one other. Building two had a rusted out meter pan, and that is the metal box that surrounds the electrical meters that PSEG reads every month. Unbeknownst to all of us, 40 years we're doing this, the box itself is the association's responsibility, and the meters are the only thing that is PSEG's responsibility, so when the pan rusted out and water was getting in and caused a short to two units in that building, we had to replace the meter pan box, which was \$8,300. Now, we normally have a very low electrical budget because all we do is replace light fixtures or bulbs in the light fixtures on the buildings, so we exceeded that budget now by \$7,700, so the reason we're over budget by \$28,000 is for those two reasons. However, the good news is that by the end of the year when revenue will increase every month by common charges but the expenses will stabilize because we've done all the big things this year already, we had the cesspools pumped, we had the power washing done, and that big thing with the electrical and the snow is primarily over, we

hope, our budget will level out by the end of the year, so I have the utmost confidence, and so does the board, that you will not be over budget by \$28,000 by the end of the year. It's just that we collect money on a monthly basis, but this is a year-to-date budget, so the expense is year-to-date, but the revenue is only monthly, so we have to catch up with the revenue by the end of the year. Does anybody have any questions about what I just said? Budget-wise. Okay, moving on. New management in 2027. As many of you know, our property manager, Natalie Hoffman, moved from Long Island to South Carolina three years ago with the intention of retiring after 30 years in property management. However, at the board's request, we mutually agreed that for a short time she would manage the community remotely until new management could be secured. Natalie has advised that effective December 31st of 2026, she will be relinquishing management responsibilities to a new management company, which the board is actively pursuing. Once we have found a good fit for our community, we will send out written information about that community.

Personally, it's a sad day for Waverly Estates. It's a happy day for Natalie and her family, and listen, Waverly Estates has been through a lot. I know for Natalie made a statement that just impacted me. She said, leaving Waverly Estates is like dropping your cat off at the shelter, not knowing, but listen, it's time for you, Natalie, and your family, and we understand that, and good luck and godspeed on that, but we still have a couple of months of fun left. With that being said, I'm going to go to the open forum. To be recognized, please provide your name and unit number before stating your question. This information will be recorded in the minutes of the meeting. Does anybody have any questions for us? Patty just congratulated me. Thank you very much, Patty. I appreciate it. I am going to miss the challenge of Waverly Estates and property management. I'm not going to deny it. I used to work 12 hours a day, and it's going to be a big change for me, but I don't know. In my 60s now, my husband and I decided it's time for us, so I do appreciate the support, and I will continue to support the board until the end of the year and actually into January and help the new company transition as best I can. Thank you, Natalie. I want to say thank you also, Natalie. Thank you so much for all of your years and all of your help and guidance. It's kind of a big deal, you know, and you really have really the Waverly and you, we've all grown up together. It's a very big deal, so thank you so much. I was a very young adult when I started working there, just putting checks in the bank for the community, and it morphed into something I never imagined, and I opened my own complete management company from then on. So Waverly was my first client, and it's actually going to be my last because they are the ones I left in New York, so you got me the longest.

We did get a message from Doreen in Unit 12. She says, is it possible for the board to verify a handyman like we used to have? It's hard to find someone for jobs with the liability insurance, and I know Doreen and I have spoke about this, and our contractor for the property tends not to want to do the little jobs. He wants to do the meat and potatoes, so maybe we could find somebody, and again, that whole insurance thing is hard, and that's in place to protect all of us. What we do as a board and the rules and regulations, I hate to say those words, but it's to protect all of us, and maybe if somebody knows somebody who would carry the liability insurance, if they have a question about what's needed, they can email Natalie, and we could just try it. I definitely get it, Doreen. You and I spoke about this. You know, it's very hard for those of us that don't necessarily know how to do a lot of these things or are getting up a certain age where we can't do them, and if I need to hire somebody to do random things, they don't have that kind of liability insurance, so what do I do? A lot of the times... I called Bolt, and he won't do anything. He doesn't do handyman work.

He wouldn't even replace a toilet bowl. Okay, well... He would never be a licensed plumber, actually. We have names of some very good licensed plumbers that have worked on the community. Right, but not just big jobs, you know, but just little things where you need a handyman, if I need a light fixture, you know, just different things like that, and we used to have that guy, Richie, years ago. You know, we pay them ourselves, but at least somebody to call. Yeah.

Well, we can give you... We also have another good electrician. I think we know of two very good electricians. Now, again, those are sort of in the line of electrical and plumbing. I understand what you're saying. If we could just have somebody to help with the tasks that aren't maybe electrical and plumbing as well. Right. Now, in that case, though, Natalie, is that something where, if it's just like a handyman type of job, where it's not those two issues, they don't even need to be necessarily... Do we need license and insurances for that? Don't touch electric and plumbing.

Not electric and plumbing, yeah. But they can't do windows, they can't do doors, they can't do anything. They can't do anything, basically. And for your own safety and your own sake, you would want someone insured if they're going to do something major in your house, even if it isn't water and electrical. Yeah, I get that, but what I'm trying to point across is there's so many people out there and you get taken advantage of so easily, which has happened to me in the past by these licensed and insured guys, and they come in and they see somebody and I can't explain to you how much I paid for a new toilet bowl because I don't want to even tell people anymore.

So if there was a service or people that we had that were recommended, it would just be easier for everyone. We tried a little while ago to get people to let us know who they used, and we were going to put together a list and we only got one recommendation from someone. So that's difficult too, and because we don't use a handyman for things, because we need to have a licensed insured guy do anything outside, and that's primarily what their job is to do the work outside, we don't know that many of them. It's not an easy task to find a handyman who's a jack of all trades and he carries insurance. But we did recently get a recommendation from someone who's a general contractor.

He does all kinds of things. I could ask him. I could do that and ask him if he does have someone on his staff that would do minor things and see if he would be interested and we could give his name out to the community. I felt comfortable with him and the board did. One of the board members actually reached out to him for a price on something in his own home.

So I can definitely find out about that and give that out to the community. But we don't know any of them either because we don't use handymen. We do have another question from Lori in Unit 6. Do we have any plans to revisit security? Good question, Lori.

Me, personally, I don't understand why people don't want to make it a more secure place. It's like we have tried everything and either we just don't get the involvement in the community or it's sad. It's sad that the gates, that was a big number and it was a big issue with the gating companies. But just as far as the license plate readers, we had

actually gotten Enrico work with a guy that does this and gotten the price down so good, but it didn't go through. It didn't go through.

We need 80% of the people to vote, 80% to vote 50% positive in order to do this because we're adding something to the community. It's not something we're replacing or repairing. But I don't know how to get it across to these people and a lot of the people just aren't involved until something happens to them. Then they want to be. Lori said maybe we should let the community be aware of all that has happened at the abandoned house around the block.

There is a house on Vouchen Road, the second one in from the service road that is abandoned and people are breaking into there, but not parking on Vouchen. These people were parking on our street next to our cars, generally between building one and two and trudging across the lawn, which was caught on Enrico's camera, Laura caught them. And it's unnerving and these people have no fear of anything when they're confronted. It's something that I'd love to get the community involved. It might have to be a door to door, knock on the door, get proxies to figure this out, but we're not abandoning the way to secure the community.

It's crazy. The town had assured us when I spoke to the police around the corner that the house was getting boarded up. It still has not. Patty asked if the house was actually robbed or burglarized. The answer there, yes, and more than once.

This happened a few times with the same individuals caught on camera. One of our residents got a license plate number and a registration sticker off the car and it did not come back to that car. She asked if a gun was involved though. Do you know whether a gun was involved? I'm not there.

Oh no, I'm still up above. I don't think there was any guns. We didn't see any guns and Lori just answered there was no guns, but you don't know what these people are capable of. At least if we have something to record these people coming in and out, we can help the police maybe get rid of these people. I don't know the answer here.

I mean, we can't live, you know, the gating of the community was a lot of money at the time. I mean, we got it down pretty where we could afford it, but it was not accepted by the community. Usually a robbery is with a gun. Well, no, no, the house is abandoned. They robbed the house and burglarized it.

Oh, here, Carrie, thank you, Carrie. If anyone is on Facebook, join group Sachem Moms. I found a great license and insured plumber and general contract on there. You can read all the reviews as well. There you go.

Thank you, Carrie. That's great. Thank you very much. Doreen, do you see that? Carrie gave us a thumbs up, two thumbs up.

Sorry, could she say that again? It says to join Sachem Moms. It's a group on Facebook. It says I found great license and insured plumbers and general contract is on there. You can read reviews as well.

Don't go on the Holbrook one. That's where I found the crooked plumber. No, well, Sachem Moms, they're very diligent about everything they do and critique and put positive, you know, they're very, very on top of it. They've been around a long time, that group. And Doreen, if something specific comes up, maybe reach out to the board, because a few of us maybe can recommend, you know, something more specific.

Natalie, you wanted to add something? Yes, there is a website for the Suffolk County Department of Consumer Affairs, where all Suffolk contractors must go to get their Suffolk home improvement license. On there is something called the Wall of Shame. If you press that link, you can see all the contractors that have been done bad work and people have complained. They've gotten numerous complaints.

I can send the link in an email to anybody who wants it tomorrow. It's called the Wall of Shame. It's where their licenses were evoked. They really aren't supposed to be practicing contractors in the county of Suffolk. And it'll even tell you, I believe, the complaints that were against them and what, you know, the work they did, the fraudulent things they did.

So it's a good place to look for information to look up a contractor. You should always look on the Suffolk County Department of Consumer Affairs. Hang on a minute. I'll get the link and put it up in this box. You can continue, Tom.

I'll get it. Do we have any other questions anybody has? I'm trying to see. Let's see what just came up there. Okay.

This is a link to the Department of Consumer Affairs. I'm sorry to interrupt you. You click that on and you look, you go scroll down to the bottom where it says licensing or Department of Licensing and then you click that and then it says actually the Wall of Shame. It's a good place to look. I look there every time we hire someone and make sure they're not on it.

Okay. And when we hire contractors here, they all have Suffolk County licenses. It's a must and it has to be a clean license. And they have to be licensed for what it is they're selling, what service they're selling. What is this now?

People dumping garbage boxes. I'm not sure all living there and people are not using recycling bins. You mean in our community, Patty? Yeah, I think she does. Okay.

So we had a little problem down at Building 5, which is going to be rectified on Thursday, hopefully. Maggio's flipped the dumpsters when they put them back after the power washing. The corrugated one is on the wrong side. So people may be getting mixed up and throwing their household garbage in the corrugated garbage box. But they assured me they're going to fix that on Thursday.

For those residents who don't know this, although they should, the new residents, there's only two places to throw your corrugated cardboard out. There are two dumpsters. One is across from your building, right, Tom? Yes, between Building 3 and 4. 3 and 4.

Then the other one's down across from Building 6, actually. All the other household garbage goes into the other ones. But they don't do recycling in that they don't require that you put cans and bottles in some place. That goes in with the household garbage and gets sorted by the garbage company. That was actually banished years ago because it didn't work in communities like Waverly Estates.

So you can put all your regular garbage in that bin and then the corrugated cardboard boxes, pizza boxes, anything corrugated goes into the corrugated cardboard box. Yeah, and I know that we're, you know, we always have the thing with the gates and I know it's an issue and it's money. But that's what I'm saying. People just drive in and, you know, contractors are dropping everything in these things too. We once had an incident where they dropped five or six windshields in one of your dumpsters.

Oh, great. We had to pay, you guys had to pay to empty the dumpster pretty bad. Again, that goes back to we're not all here policing this all the time. And if somebody comes in at two o'clock in the morning and I do sleep once in a while, you know, we can't see all this happening. And, you know, we're opened at both ends.

Right, that's the problem. We just have to hope we don't get, again, like Natalie said, the windshields. Of course, the carter is going to turn around and say, hey, what is this? And they charge us and, you know, that gets us, meaning all of us, you know, the community has to pay for that. It's, you know, and like some of the new residents, like, you know, we, we, we're, we're just construction debris.

If the carter opens it up and sees something in there that shouldn't be there, he's charging the community. When, when you get an email from Natalie or knock on your door from me or another board member, we're not, we're not blaming anybody. We're just trying to make it, we're just trying to educate you on how it works and trying to protect you from possibly incurring a dumping fee for the, for the dumpster. Agios is one of the best carters, I think, in Suffolk County. They would also, if you call them, they will put a five yarder in front of your house, a 10 yarder, they will pick up stuff.

They will tell you, leave it by the side of the dumpster, not inside the dumpster gates. Is, you know, they're good. They'll help you. And if you have any questions, well, from now to December 31st, you would reach out to Natalie and, but we're here, you know, we're here to help. You guys elected us to do this.

We're volunteers. We try our best. It's not, it's, it's not an easy job. A lot of times people point finger at the fingers at the board. I took this for the community, not for me.

I want to be part of our community and help our community. And, and we have people that come here and say, wow, this place looks like a golf course. I mean, we're trying hard again. It's aging. It's 40 years old.

I think we, as a community, not as a board, everybody has really kept Waverly very, very nice. Very, very nice. Marianne had a question. Can you re-explain the property tax grievance issue? Okay, Marianne.

When we did that last one, I guess in the settlement, there was, it was subject to prohibition against future assessment challenges for three years. So when we got that last one for three years, we weren't allowed to grieve. I don't understand it. I don't agree with it, but this is the town, you know, they just don't want everybody filing every year, but I don't know how they could stop people. But I guess we agreed to this.

What are you saying? Three years from the last one that we got approved for? Uh-huh. So for three years. Go ahead.

What was the date? I don't have it in front of me. We waited six years for that answer? No. May I read something with your permission?

I asked the same question to the attorney after we got the answer that we got, and this was her response. Sorry for the confusion. After the last settlement by law, we were prohibited from challenging the assessment for three years. So the last time you got money was in 2015. So that you have to go forward three tax years.

So they weren't allowed to challenge it again until 2018. Okay. During the time, that time of the three-year moratorium, whether you're not allowed to grieve the taxes, that's a town of Brookhaven rule, they monitored the assessment to ensure that they remained at the reduced settlement assessment, which they did. So in accordance with the law, it says, we did not file assessment challenges because they were staying stable. As soon as the moratorium period ended, I'm sorry, I'm over by one year, which was 2017, we began challenging the assessments again.

It is our burden to establish over assessment. And for the first several years after the moratorium expired, our analysis of the case sustained the assessments which reflect an average fair market value per home, ranging from the low of \$126,600 to the high of \$152,300 for the tax year 21 to 22. Notwithstanding, we continue to file to protect Waverly's interest. It wasn't until around the 22-23 tax year where the case appeared to be more viable. So there's a long period of time where you wouldn't have gotten a grievance if they filed one, following what she's saying.

It wasn't changing. They were stable. They wouldn't even entertain them. Then there was COVID that shut down the courts for two years. So everything went into a standstill.

Unfortunately, like all litigation, this is them again, it is a lengthy process. And when a settlement conference is scheduled, we will discuss all of the open proceedings right through the current filing year of 2026-27. Now, the first time you were awarded, it was a \$638,000 award. 626. 626.

With all due respect, town of Brookhaven is not going to want to give out that kind of money so fast again when so many people filed grievances during those years, 2014, 2015. It was a hot item back then. So then they went on hiatus. And now they're going to court again in July for you. It's like they're in a period where they can't do anything about it.

And then when they could again, there was nothing to do about it because they weren't entertaining tax grievances, if

that's the simple advice. And Marianne, just for your, we all felt the same exact way. Okay, thank you again. Exact same way. And me, we've been monitoring this for as many years as I've been with the community.

So I said the same thing. But I think it's like they're at a point where their hands are tied until this 26-27. So we'll see what happens in July when we hear from them again. Now, Doreen put, can we revisit security? We have a lot of new residents that might be interested.

Here's my thing with that. Most of the board and Enrico is our tech guy. He, listen, if it's something electronic, new, even his license plate says it, but he also works. There comes a point, we want to do it, but is it going to now, he's going to go back to the guy said they want to look at it again. How's the guy going to react?

I mean, if Enrico wants to reach out, I get it. You have to understand from our perspective, we put a lot of time and effort into doing these things and coming up with a plan and figuring stuff out. And Natalie's been the best with this for 30 years that all of a sudden, we don't get the interest. And it kind of turns you off to not doing it again, but spending the time. But we'll see.

I'll talk to him. We'll talk to Enrico and see if he wants to reach out to the guy. Let's see. Frank said another reason to have a license plate reader. And in the case of the cars with the house on Valtrin, the license plate reader, the license plate didn't belong to that car.

And that's an issue might not be an issue all the time. Let's see. Stacey unit 10. One concern we have with the gate on the north side of the backup is backed up traffic. Never seen more than one person coming and leaving at the same time, maybe two people.

Plus we have a turning lane, which would help. Now, when we met with the company that we liked, it was a husband and wife. They did the gate company. And when they finally, that was with me and Bobby Smith. When they came to look, they refused to put a gate on the service road.

And we were like, what are you talking about? There's no place for anybody to turn around. They didn't want to be liable for installing the gate, having somebody back out onto the service road. And we all know how they drive on the service road and possibly getting into an accident. And they just said that was those are the people who had a great rating, the best price and turn around and said, we wouldn't want to do it.

I don't know what to do there. I mean, gates are a lot of money. We have an assessment going on currently. And again, everybody has to understand the place is 40 years old. There's things that we have to prioritize.

Security and safety is one of them. But we have to try to get this done where it's affordable to the community. And, you know, like we budgeted it in last year's thing, and then we had to flip that over to snow. But that was just going to be a maintenance fee. Let's see.

Tom, may I add something? Yes. GPS takes you right through that community. So if you're on GPS, and you don't live there, and people drive up to that front because it thinks it's a shortest way distance between two points, people who think it's not going to be a gate, might try to drive into the community, only to be met by a gate. And then another person could come up.

This is, you know, drive time, five o'clock in the afternoon. And then you'd have two people there trying to get back out onto the service road. So that was one of the biggest. And I don't know if everybody realizes when you come in off the expressway, there's a sign there that says all trucks go to Blue Point Road. I put that sign there.

Not the town, not the state. Because when Affluent opened up the place in the back, all their delivery drivers would track the trailers. Their GPS took them right across Gazebo Lane. And we also had a talk with the gentleman down there, and it was explained to them that if this keeps, even the Affluent employees' trucks were going through, you know, their trucks, not only delivery trucks, that they would be paving our road if it didn't cease. And it did.

What's the other thing? Hans says, when did we get our last assessment money? I believe that was 2012. No, I thought it was 16. No, we have to go back three years from 2017, so 2013.

Yeah. So, and Hans also, let's see. Frank said there might be helpful contracts if we're dumping things in the middle of the night. And Frank, that's a good point. But we have to know that they dump there.

Are residents going to open up the flap and say, listen, somebody put 200 two-by-fours in this dumpster, in the toilet, in the sink, and let us know to go? Or then again, that's 66 units being involved, not five board members. Because we cannot look into, you know, I don't walk and look in the dumpsters. You know, if I see something, I say something. But Hans, best guess when we get a new road?

Not sure. We're working on that. Can we look into an alternative snow removal company? The lots are always full of ice and not removed properly. That's Christina.

Christina, it's a challenge here at Waverly, especially having to move the cars, because we have no place to put the snow. We can always have them come back. But what happens is you get melt and refreeze. And every time the contractor comes back, we don't do a snow contract. We do pay per push, it's called, or whatever.

It costs the community money. This year was crazy. But we'll, you know, we'll reach out to us and we'll make sure it's okay. You know, and then the other thing is with the roads, like you might have a little ponding because there are some, you know, where the cars park over time, you get little dips and depressions. And then you'll get water there and that'll ice up.

Lori says, are we getting anywhere with the no passing signs? No, Lori, I have not brought that up to the board, but I

will talk to them about that. Stacy, could we add a coded lock to the dumpster gate? I don't know if that's possible. Why wouldn't they just climb over and open it and throw the stuff in?

But let's see, Patty said hard to control ice. The problem was this winter, it got very cold right after the snow removal. So even though they put salt down, I don't think it did much because it got so cold and stayed cold. And the ice only works at a certain temperature. When it gets below the temperature, the ice doesn't melt.

Ice melt doesn't work. You know, and then if we do sand, that's everywhere. It's everywhere anyway, but okay. Anybody else have any other questions? No trespassing signs already?

Isn't there no trespassing signs at the front and the back of the community? No, it says private property. But in order to trespass somebody, we have to have no trespassing signs in Suffolk County, New York State, actually. So Paul, unit 43, great end. Before you end the meeting, remind all residents that we're under extreme heat warning through July 4th.

Please be prepared and take appropriate precautions. Great point, Paul. I know the town has cooling stations. The beaches and the pools are gonna be open later. If you have an issue with AC or something, or you know a neighbor that has, try to help your neighbors out.

Hopefully everybody gets through this. It's supposed to be, even out here, surrounded by water on both sides, the sound and the ocean, we're supposed to get heat indices over 100 degrees. So, all right, great point, Paul. Thank you. Anything else?

I have a question. State your name. Joanne from unit 20. Joanne Lowe from unit 20. Somebody had brought up a question about security, and can we revisit the security again?

And I know it was mentioned that there's a lot of work that goes into this. Is there a possibility, like maybe even every other year, is there something that could be put out to the community first? Asking the community about, what was it, the plate readers, or even whatever, even if they're gates or what have you. But just reaching out to say, hey, we're reaching out to the community to say, is there interest in us finding out about whether it be gates or cameras or whatever it may be? And just to get a response back to see if it's even worth looking into.

Instead of doing all the legwork first, is that maybe an option to put something out there to see if people are interested, not interested? Some people just may not care. Other people are interested. So, is that an option to possibly do something like that? Like SurveyMonkey.

Yeah, that's easy. That's a great point. But I think without answer, and I might be wrong, but I got a lot of questions after we sent it out with the information. Without information, they're just gonna say, well, I can't answer your question without knowing how much it's gonna cost. We only lost that vote by four or five people, which is kind of sad because that means that a good portion of your community really believes that you should secure it.

But you had a few people that didn't agree. They didn't want to spend, when what it came down to each person would actually be spending less on security than the cost of a ring camera. If you calculated how much each person would have been paying in their common charges, it would have been less than the cost of a ring camera. So, it really wasn't a big, it seemed like a big number, because it's gonna be an ongoing thing. But it really wasn't an expensive with the license plate readers.

It was a good alternative to at least get a handle on the people coming through your community. And it's funny, like the license plate readers wanna understand when a car goes by, it flashes almost like the red light cameras used to do. So, maybe, it's a deterrent. Oh, what was that? Somebody's taking a picture and they just drive, they leave.

But it's- But it's sort of a monkey. They call it survey monkey. You can actually send out a survey and say, would you be interested in us looking into it again? Sure, we could. That's an electronic thing.

We can do that, no problem. We just won't be able to give them information on the cost. We'll just say, are you interested in us looking into it again? And which one would you like us to look into? And I think just because we had cost from prior years, we could at least refer to it to say, we know two years ago it was going to cost this much.

So, at least it gives them a reference, maybe. Yeah, I have all that info. You got to get that information from me before December. Because I have all that. But I have all that history.

But it just broke everybody's heart after we didn't, that one wasn't approved. Because it was so few people that just some people didn't bother to vote. We asked them twice, they didn't vote. And kind of a shame because it would have been a good, inexpensive solution, or at least start of a solution to see who's coming and going there. But we didn't get the support.

Hold on. I think there might be one more question. Maybe you can help. It's been very hard. Christine says, it's been a very hard topic to actively work on over the last 10 years.

And she's right. Unless, unfortunately, people experience the safety issue. They aren't interested. Very true, Laurie. And Patty says, that's a shame.

Jerry says, can we have security cameras if we install them outside our unit rather than mount them on the outside? You mean a personal security camera, Jerry? Your own? Because you can't do that now. Is that what you meant?

You could put one outside now. We have guidelines for that also. Okay. They're in the house rules that we sent out to everybody. There's a page for security cameras.

And there are guidelines that the board is allowing people to put their own up now. But you have to follow the

guidelines. Okay. I don't even know if it was possible to put them inside and still see what's, you know, get a better view for the outside. If it's going through a screen, it's going to be a little blurry.

Okay. Okay. That makes sense. It would have to go through complete glass and even glare at nighttime. Here's Enrico, the vice president of the board.

I am open to investigating the cameras again based on the survey results. So there you go. No problem. We'll send out a survey. It'll be electronic.

So everybody has to, you know, get it by email, just like you're voting, which we feel is much more productive way of doing things than the old way with paper ballots and all of that. It seems to be going well. We get most people understand it. I can do that. Definitely send out a survey.

Yeah. And just note what Stacy's suggesting, maybe. The gate on one end, security cameras, the last plate read is ask about all three. Oh, years ago, we wanted to close one end, I believe. I mean, just so everybody realized, we really have, we talk about this at a lot of our meetings, if not almost all of our meetings all the time. Like, this is definitely not a topic that we don't take seriously or have ignored.

It just doesn't seem to be that there's an easy, cheap solution that everybody agrees with. So. But Laurie had a good point. A lot of people are numb to it because they haven't. If not affected by it to them.

You know, I think that's true. We had a gentleman in building one with those kids that were walking through here and they destroyed the inside of his car. You know, they were checking. I was away and I saw them checking my wife's door handle on her car when they were walking by. You know, I was not here, but I saw it happen.

You know, and. And it could happen to any of us. And everybody, you have to keep, you know, I don't want to beat a dead horse, but dial 911. It's an issue. And I know people get frustrated with the police and response times.

But if we keep hammering them, keep hammering them, they're going to say, OK, they'll get maybe to help us, you know? Yeah, a lot of stuff has been going on over the years here. And we have written information about incidences that have happened. Lori, you probably have seen numerous ones having lived there as long as you do. We have told people we didn't tell them about that whole thing in this in recent behind the thing.

Actually, we did. I think on the robocalls, we did tell everybody what they was happening with that vacant house behind your building. But it wasn't in writing, but it was a robocall. So it's not a it's not a secret. I don't believe I believe we tell everybody as much as we could possibly tell everybody.

I'm thinking they're bored of hearing our voice, my voice. All right. If there's no more questions, are there any more questions? They were hiding on the deck, the dead man in the car. Yes.

Well, the dead man wasn't in the car. It was just the dead man's car. Yep. From the cops. The house is finally being emptied.

There are dumpsters. That's great news. That's great news, Stacey. Would you report back to the board on anything that you see in progress? I know you're you keep an eye on that.

Would you report back? You could just send me an email so that I could let everybody know. Thank you. Thank you for anybody who can help us, you know, in any way or participate with anything. It's as the as the community gets older, the job is getting a little harder.

It's a lot to manage. You could use everybody's help. Okay, Patty. Thank you, Patty. Any other questions?

I don't think so. Natalie, this is your last annual homeowners meeting. We have to acknowledge that. I've been upwards of 90 annual meetings in my career because I had numerous properties and had to go to one of these every year. So yeah, this is the last one.

This is it. Thank you for everybody who has tolerated me for the last 30 years, 33 years. Actually, I appreciate it. I hope I did a good job for the community. But it's time to pass the torch.

Oh, thank you, Courtney. What a little hard up on the screen. I will be here till the end of the year and help the board transition for the new management company. I'm sure they'll find someone who will be able to handle it. Okay.

Thank you for tolerating everyone who has been hard on you over the years. Yeah. But a couple of years back, there was a lot of mean people there. But not now. It's been much better.

So thank you, Joanne. I appreciate that. I should have learned to let it run off my back a little bit more and not take it so hard. We did learn how to handle that, Natalie. What's that?

Remember, we did learn how to handle that. I would tell them they couldn't talk to you anymore. Yes, because I'm not saying I didn't get short-tempered with anyone over the years. But when you're attacked by 12 residents for something that is completely beyond your control, you get a little defensive. I'm not saying I was always perfect, but I did try to help everybody in the best way I could and explain everything.

A lot of love coming up on that chat screen. Thank you. Thank you very much. Ex-board members. Wow, that's great.

Ex-board members, people that worked with me. I was a kid when I basically started. I used to bring my five-year-old and we didn't have the robocall system. I would have to walk from door to door taping things to everyone's door when we had a community notice. So that's how old I am.

But it's all good. They're going to find you a new management company. I'm sure it's going to be fine. Plus, I'm sure they'll just call me if they have a question that no one can answer. And I'll pick up the phone.

Thank you all very much. We love you and we hope good luck in the future, everybody. Best of health. That's the most important thing. All right, Tommy.

Is this your mic drop thing? Me? Now he's doing a mic drop. It's out. That's it.

Where? No, no, no. I don't know what that means. Stop watching MTV. All right.

I'm going to make a motion to adjourn the meeting. I need a motion. I motion. Enrico, again. And seconded by?

I second, Christine. Christine, again. All in favor? Aye. Aye.

Aye. Aye. The meeting is adjourned at 8 p.m. And it's going to be taken again. It was recorded.

I want to thank everybody for chiming in and attending the meeting. Appreciate it. Yeah, thank you so much. We did have a lot of people this year, and that means a lot to this board. We want people to take interest where they live.

And then we'll look into the, hopefully we don't have snow again, but we'll take care of all of that. Try to get a maintenance man, something going here. Which there's a lot of stuff to work on. All right. Good night, everybody.

Thank you, Natalie Hoffman. Thank you, Natalie. You're welcome. You're all welcome. Thank you very much.

Have a good night, okay? I'm going to close. Good night, everybody. Good night. Okay.

Thank you. Good night. Bye.