



**Corneille Estates Homeowners Association**  
Meeting Minutes

*June 28, 2009*  
*Ocean Beach Fire Hall*

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**Thanks to all who attended our Corneille Estates Homeowners meeting on June 28, 2009! It was good to see our friends and summer neighbors again.**

We had two non-homeowners who attended our meeting:

- **Trish Bergin** – Trish is a former News12 Anchor, currently running for Islip Town Council. In addition, she is a Fire Island homeowner, in Atlantique, and understands the special needs for our area. She has offered her assistance to the Corneille Estates homeowners for Town of Islip related issues. Trish can be contacted at 631-275-8146
- **Steve Flotteron** – Steve is currently a Councilman in the Town of Islip, and has also offered to help our residents with Town related issues. Steve can be contacted at 631-224-5565.

Topics that were discussed at our meeting:

**Dissolution of the board.** A few years ago, our community voted to establish a board. Because of the more informal nature of our community, we are better served by committees of volunteers, rather than a formal board. As such, there will no longer be a formal board, but rather we request that individual homeowners champion causes that could potentially serve the better good of the community. If you see something that you believe should be changed to help improve our life on the beach, please work with other community members to help effect the change.

While Patty Burzo and I will continue to help manage the administrative affairs of the community, all volunteers are welcome!

We offered special thanks to all those who are currently contributing to our community, to include but not limited to:

- Lou Citriniti and Andy Miller for their contribution to beach security, beach clean up, and many other quality of life issues
- Patty Burzo for keeping accurate administrative and financial records for our community
- Dylan Wallace for all his help with maintaining the beach, including overseeing the installation of the beach roll-out board walk with railing, sand fencing, signs, etc.
- Megan Wallace for her ongoing community support, especially in communicating with group renters.
- Lenny Leo for his contribution to boardwalk repairs
- Rick Kushner for his assistance with communications with the Town of Islip concerning quality of life issues with rental homes
- Don Sussman for all his hard work and dedication on the beach nourishment and dune district activities.
- And, Lee Buchsbaum for all his administrative help, and sage advice.

**Dues collection.** We have collected the annual dues of \$150 from all but about a dozen houses in our community. We are grateful to all those early payers! The amount collected represents slightly more than \$8,000, which is needed to run our neighborhood. Thanks to all those homeowners who have already paid – please see the names listed at the end of this memo.

**Garbage.** We encourage all home owners and renters to be mindful of their garbage disposal by using appropriate, locking containers (rather than bags), and to clean up their garbage area after each Monday and Friday garbage pickup. As you are all aware, our year round friends (deer, raccoons, etc) love to pick at anything they can, and they are not so mindful of their cleanliness! Although the garbage collectors will dispose of the contents of the garbage pails, they do not pick up surrounding trash that is accidentally left behind on the ground.

For those homeowners who would prefer to have someone else clean their area for them, Ocean Beach Hardware can provide garbage clean-up services for a weekly fee. If anyone is interested, they can contact the store directly at 631-583-5826.

**Mosquito control.** While Corneille Estates is not participating in any mosquito spraying, The Summer Club will be during the 2009 summer season. Suffolk County has a 'no-spray' law, that requires the homeowner sign a form EACH YEAR, requesting, '*... a limited shut off of mosquito adulticiding (fogging). The law requires a "good faith effort" by Vector Control to shut off truck-mounted aerosol equipment within 150 feet of a registered property.*'

If you are interested in completing and submitting this form for your property, please go to <http://www.co.suffolk.ny.us/departments/publicworks/Mosquito%20Control.aspx> for more details. The form is available by clicking the link, *Suffolk County "No Spray" Registry*.

**Group houses, and town involvement.** As we have all experienced to one degree or another, sometimes the enthusiasm of group houses can cause an impaired quality of life for those around them.

If you experience problems with any group houses (or homeowner) it is suggested that you speak with the residents directly and ask them to modify their behavior so that all in the community can enjoy the area.

If your discussion is unsuccessful, we have determined the process to involve the Town of Islip. The suggested process is as follows:

- File a formal complaint by calling Islip's Code Enforcement at 631-224-5548. Ask for Robin Bahsen. You will need to have the property location (address) for the home in questions, and details on the complaint – such as overcrowding, fire hazard, noise, etc
- Follow up by sending an email to Robin [Rbahnsen@townofislip-ny.gov](mailto:Rbahnsen@townofislip-ny.gov), and Rick Kushner, [rickk1500@aol.com](mailto:rickk1500@aol.com). Rick is a Corneille homeowner that has been very helpful in getting Islip to take action.
- If you are having difficulties during the night, the suggestion is to call 911 and involve Suffolk County Police. It would be helpful for the police if you can say that it is not a medical emergency (unless it is!), so that they can respond accordingly.

**Beach security.** There is general consensus that the beach security has been very effective in keeping the beach under control, and that this service has been money well spent. Many people voiced their opinion that we should increase the security to potentially include additional hours and/or additional days.

To help defray the costs, we share this service with The Summer Club. As such, in order to contain our costs while adding additional days/time, we would need to have Summer Club's agreement and participation. Otherwise, the costs would literally be double.

Lou and Andy will be communicating with both Summer Club and the security company to see what options are available.

**Potential community dues increase.** Should we determine that additional security guards are needed, the general agreement of the homeowners at this meeting was that it would be appropriate to increase the individual homeowner annual dues to cover the additional cost.

**Smoking on the board walk.** Although we had a very wet early season, our fragile environment is vulnerable to fire. Please help encourage all our friends, family and guests to be mindful of smoking on the board walk and appropriately dispose of fire hazard materials.

**Status of the Beach Nourishment project.** Don Sussman gave an update on the status of the beach nourishment project. He presented pictures of the beach to show the improvement to our area. Also, the cost of the project came in slightly lower than anticipated, so that the ongoing increase to the individual homeowner real estates taxes will be less than originally estimated.

**Dune grass planting in the fall.** We are not able to plant dune grass on our newly formed dune until the fall. At that time, we will ask for volunteers to help with the plantings.

Thanks again for all the homeowners who sacrificed a beautiful Sunday afternoon to attend this meeting, and for all those who continue to help make Corneille Estates the premier community on Fire Island!

Remember – to volunteer, receive community information, and to update your contact information, please visit our web site at [www.CorneilleEstates.com](http://www.CorneilleEstates.com)

Respectfully submitted,  
Theresa Macri  
[tmacri@mill-web.com](mailto:tmacri@mill-web.com)

**Thanks, again, to those who paid their homeowner dues for the 2009 season!**

Claire & Lee Buchsbaum
Patty Burzo
Donald Halstead/Lori Bergeron
Kenneth & Helene Bergman
David & Janet Cassidy
Steve & Lenore Cheeseman
Lou & Robin Citriniti
Leslie Shapiro Citron
Scott & Susi Coplan
Phyllis Elliott
Robert & Suzanna Gardos
Reed & Nadia Halstead
Paul & Lillian Himmel
Allison M. Kennedy Garger
Rick & Carol Kushner

Frank Johnston
Kathy & Arty Langhaus
Linda & Len Lipson
Patrick & Theresa Macri
Neil & Rhonda Malhotra
Morris & Liz Marmelstein
Andrew & Gail Miller
Mark and Christine Munnelly
Robert & Mary Narky
Tommy & Bonnie Nolter
NY Summer - 31 Frigate LLC
NY Summer
Jess Osuna
Elizabeth Peters
Proll-W. Barrett, A. Abbott

Mario & Janet Riservato
Paul Schwartz
Louis Schwed
David & Rachel Shapiro
Arlene & Joel Stark
Brian Starling
Konki & Don Sussman
Ray & Jeanne Tannenbaum
Chuck & Marilyn Triolo
Robert & Sherry Wolfson
Dana Wallace III
Megan Wallace
Janis Winder