



info@westhamptonlandings.com

www.westhamptonlandings.com

**WESTHAMPTON LANDINGS CONDOMINIUM
P O Box 1186
Westhampton Beach, NY 11978
NOTICE OF ANNUAL MEETING AND BOARD ELECTION**

August 22, 2016

TO ALL MEMBERS:

On **Sunday, September 4, 2016 at 10:00 A.M. Sharp**, at the Westhampton Landings clubhouse, the annual meeting of the membership will be held. The meeting will be to conduct an election to select two members to serve on the Board of Managers, and, such other business as may lawfully be conducted. **SIGN-IN WILL BEGIN AT 9:15 A.M.** with the following order of business:

1. ROLL CALL
2. PROOF OF NOTICE OF MEETING
3. READING OF MINUTES OF PRECEEDING MEETING
4. REPORT OF OFFICERS
5. REPORT OF BOARD OF MANAGERS
6. REPORT OF COMMITTEES
7. ELECTION OF INSPECTORS OF ELECTION (when so required)
8. ELECTION OF MEMBERS OF THE BOARD OF MANAGERS
9. UNFINISHED BUSINESS
10. NEW BUSINESS

****A representative from our attorney's office and from our accountant's office will be present.**

*******IF YOU UNSURE OR UNABLE TO ATTEND,*******

PLEASE COMPLETE AND RETURN ENCLOSED PROXY EITHER

*******BY POST TO ABOVE ADDRESS**

OR

*******BY EMAIL TO [INFO@WESTHAMPTONLANDINGS.COM](mailto:info@westhamptonlandings.com)**

BY ORDER OF THE BOARD OF MANAGERS

The purpose of this Notice is to advise you of the date, time and place and outline of the Annual Meeting.

PRESIDENT'S ANNUAL MESSAGE

Welcome to the 2016 annual meeting of Westhampton Landings Condominium.

Another season is quickly coming to a conclusion. And a quiet season it's been!

This year has seen a record number of transfers. Units 3013, The Jensen & Bellion families; unit 3029, the Mass family; unit 3037, Goldsmith family; and unit 3041, the Martins family . As we did last year, we held a "Welcome to the Landings" party in early July that once again was a great success.

The Board continues to micromanage our expenses allowing us to maintain our present monthly charges with no increase for this year. Once again we were successful in challenging our taxes. There is an exception in the three year fixed tax rate for condominiums in Suffolk-- hence we need to contest on a yearly basis, which we do on every unit owner's behalf. Because of low monthly maintenance, the impeccable grounds the solid physical buildings and the luxury of dock space, the selling price of our units, on average, is once again above \$700,000. Still one of, if not the most, desirable locations in the Hamptons.

Last year there was great concern for the excessive noise created by contractor work during the short summer months. The Board responded by initiating a new r&r addressing the issue. The community voted upon the timing of the rule, the r&r was put in place, and I am happy to report that the summer has proved to be indeed quiet! Even more encouraging is that for the first time in a long time there has been no controversies that the Board has had to deal with. The grounds have been kept manicured, thanks to our landscaper Fernando, the pool spotless, thanks to Bruce, and the water delightfully warm thanks to a new heater. There has been a marked increase in pool utilization as well as more unit owners taking to the waterways as evidenced by the increase in docked boats. A great indication that everyone is relaxing and enjoying their time here at The Landings.

In the early part of the season all of the radio communicators for our fire alarm system have been replaced. The technology has been upgraded and so must the communicators. The batteries for the inter-communicating smoke detectors have been replaced and the units tested and certified by the Fire Marshall. The pool deck has been revitalized with new stain and seal. We have inspected all the flat roofs and I am happy to report that they are in great shape. The paint on the buildings is also good. Throughout the summer the Board has been evaluating the physical plant and identified some maintenance projects that need to be initiated in the off season. In the early fall we will be power washing and preserving the decks and privacy fences;; replacing the upper perimeter flashing and a course of shingles above and below the flashing on each of the eight buildings; inspecting, repairing as necessary and re-pitching the gutters.

Throughout the season we have been replacing bad deck boards, and repairing those front steps that posed an immediate danger.

The front step project, which we discussed last year and were all so excited about, was proceeding nicely-the Board obtained 3 bids and was about to share them with the community when I received a phone call from FEMA in late fall of 2015. One of our own unit owners, one of the four unit owners in building #4: units 3021, Ms. Bandrowski, 3022, Mr. & Mrs. Masse, 3023, Mr. Harris, and 3024, Mr. Kuba, was dissatisfied with the Board's handling of Super Storm Sandy and contacted FEMA. I personally spoke with Ms. Bandrowski, Mr. & Mrs. Masse and Mr. Kuba asking if they had contacted FEMA. In each case the answer was no. It appears that the individual who spoke with FEMA had provided misinformation to FEMA because FEMA was initially under the incorrect impression that the Board had forwarded damage estimates to the insurance company. That was not the case as the insurance company sent its own adjuster to The Landings, surveying the damage and generating his own report. When I corrected this misinformation, the FEMA agent was surprised and stated he would be back in touch. I subsequently received another call from the agent who now asked about my meeting(s) with the insurance adjuster. Once again this was misinformation provided by whomever called FEMA. I explained to the agent that not only had I never meet or have a conversation with the adjuster, but the days he surveyed the property I was out of the country. Again the agent was surprised and once again informed me that he would call back. To date we have not heard back from FEMA and the case remains open. As a result, the Board felt it was our fiduciary responsibility not to incur any sizable expenses until there is a resolution to this issue. Any potential exposure, if any, is undetermined at this time. We continue to repair the front steps as needed to alleviate any dangerous conditions.

In closing, I hope that all unit owners are as proud of The Landings with its lush property, the well kept buildings and our great community as we The Board are. With your continued trust and support we will do our best to continue improving our shared quality of life. The present sitting Board has worked tirelessly and harmoniously for you and for a better quality of life here at The Landings. If you are pleased with the Board's accomplishments, let this reflect in your vote. I hope our hard work is recognized and I trust that it is appreciated.

Anthony Russo
president

ANNUAL MEETING MINUTES
WESTHAMPTON LANDINGS CONDOMINIUM
September 6, 2015

BOARD MEMBERS PRESENT: President, Dr. Tony Russo; Vice President, Henry Schnierer; Treasurer, Jeff Leader; George Friedlander; Susan Wright.

Absent: Alan Wachman, Secretary

Condo Attorney - Frank Isler; **Condo Accountant -** Tom Oplinger

Owners signed in (roll call) and proxies counted. Frank Isler and Dr. Russo determined quorum was present and Dr. Russo called the annual meeting to order at 10:10 am

Dr. Russo gave Presidents address: emphasized insurance premiums reduced by 40% due to the conversion of aluminum to copper wiring throughout the complex; the plan to renovate the front steps due to decay and upgrading the appearance of the buildings.

Previous years minutes were distributed, motion to waive formal reading and accept the minutes were seconded.

Unanimously approved.

Committee Reports:

Building and Grounds:

Spillari Landscaping continues to oversee the landscaping of the property due to the overwhelming positive comments received on its upkeep. Plantings that had not survived the winter were replaced. A dumpster was brought in for the Memorial Day weekend and it was filled by the second day. It was stressed that it was everyone's responsibility to maintain the look of the lower levels by referring to the rules and regulations. The American Flag by the gazebo will be replaced for the 2016 season.

POOL:

The new security system for the pool, implemented a year ago has been very successful with practically no security lapses. Everyone was reminded not to tamper with the heater's thermostat which could affect its efficiency. It has been set for an average temperature to accommodate all swimmers. Members were reminded of the rules prohibiting food and glass containers at the pool facility.

DOCKMASTER:

Gene Haber reported that the summer boating season has been successful and the number of boat owners remains low when considering the number of dock slips available.

Financials Report:

Financial statements were distributed and Tom Oplinger stated that the Board was fiscally responsible for adhering to the budget and on the financial soundness of the Association, including having adequate reserves.

Election of Board Members:

The following Board Members were up for re-election:

Henry Schnierer, Vice President, Webmaster

Alan Wachman, Secretary

Dwight Harris had submitted in advance his name for consideration. There were no nominations from the floor and the vote proceeded. Two unit owners were selected to count the votes. The final tally confirmed the re-election of Henry Schnierer and Alan Wachman.

A motion was made to re-elect and certify the results of the election which were seconded. It was unanimously approved.

OLD BUSINESS

Website: Mr. Schnierer reported that the Landings primary communications outlet is email. On an average, about 75% of our emails are opened; conversely, 25% of the residents that receive these are not reading them. In order to keep current of WHL news whether it be WHL news updates or emergencies, it is in every owners' best interests to stay in touch. Those who have not given us their email address should forward it to info@westhamptonlandings.com.

NEW BUSINESS:

Stairs Project: the renovation of the front porch stairs had been approved by a majority of the owners who voted in August. Work had begun on 3 units with those that viewed the finished product seeing it as 1), a huge improvement to its physical appearance, 2) stopping the decay of many of the original steps and 3) increasing the curbside appeal and value of the property. The project was interrupted twice, the first due to an owner's complaint to the Westhampton building department that in his view, procedures were not being followed. The concern was adjusted and the work on the 3 units completed; plans were made to continue modelling other units. The same owner then registered a complaint with the Federal Emergency Management Agency (FEMA). That individual, over the course of 3 years, has criticized the reimbursements WHL received from the damages wrought by Super Storm Sandy. Our accountants and lawyers have had to spend many hours with significant costs to the association over the same 3 years, explaining to this owner the accounting and legal procedures followed to administer the funds received. All the answers have never satisfied this individual and as a result of

his opening an inquiry by FEMA, the board felt it was in the best interests of the owners not to proceed with the project. If we did and money had to be returned, there would need to be a special assessment to cover the project's costs since our reserve, which was being used for the repairs, would in all probability be depleted.

Construction-in August, the community voted to update the rules and regulations pertaining to when major construction was allowed during the summer season. At the annual meeting, additional suggestions were made and it was agreed that these would be included in a new vote. In April, the votes were counted and a majority voted for essentially no major construction during the summer season. For the 2016 season **only**, no construction would be allowed from July 1 through the 2nd weekend after Labor Day. **Subsequently, no major construction will be allowed from the Wednesday prior to the Memorial Day weekend through the second weekend after Labor Day.** The rule can be viewed in the rules and regulations on the WHL website.

As part of the discussion to upgrade the look of The Landings, Michael Rachlin once again introduced re-installing shutters that at one time had adorned the buildings. Most residents were in favor of the steps project and not returning to the shutters.

Motion to adjourn

Seconded

Unanimously approved