

**MINUTES OF THE ANNUAL MEETING OF THE UNIVERSITY GARDENS  
PROPERTY OWNERS' ASSOCIATION, INC.  
HELD AT THE MANHASSET LAKEVILLE FIREHOUSE COMPANY 4  
JAYSON AVE, GREAT NECK, NEW YORK  
TUESDAY, FEBRUARY 2, 2010**

**Call to Order**

Present: Sy Coopersmith, President; Andrew Belfer, Vice-President, Eddie Nassim, Robert Leighton, Al Rudorfer, Harry Norman Roland and David DiJohn.

Dr. Coopersmith called the meeting to order at 8:15 pm. Minutes from the 2009 Annual meeting were distributed; a motion was made and seconded to waive the reading of the minutes.

Dr. Coopersmith introduced the members of the Board, including newest member Norman Roland and invited guests, Legislator Judi Bosworth, Councilwoman Lee Seeman, Tom Tiernan Superintendent of Highways, Igor Sikiric Commissioner of Solid Waste, Jason Elan Assistant to Supervisor Kaiman, and Auxiliary Police Captain Maria D'Ameilo.

Legislator Bosworth, mentioned the importance of understanding the Nassau County home assessment process and appeals. And to help residents, she is hosting local free seminars.

Councilwoman Lee Seeman spoke briefly about the completed road repaving, Sussex Road and Wensley Drive have been completed. Tom Tiernan confirmed that Somerset Drive South will be paved in 2010 and the other roads are all part of the county's five year plan, to be completed by 2013.

In response to residents concerns and despite Northern Blvd being a state road and out of his jurisdiction, Mr. Tiernan offered to follow up on (1) overnight parking of a truck on Northern Blvd between Wensley Drive and Sussex Road, and (2) excess parking at the corner of Hereford Road and Northern Blvd.

Auxiliary Police Captain Maria D'Ameilo presented the sample street sign that will replace all of the street signs within the community. The signs are brown with 4" inch reflective lettering and have a personalized tree logo to capture the University Gardens trees as well as 54 decorative brackets. Captain D'Ameilo has graciously been the University Gardens liaison for this undertaking. The community will incur an estimated expense of \$3,000 for the brackets, the replacement and future maintenance of the signs will be free.

Igor Sikiric Commissioner of Solid Waste spoke about the ongoing possibility of University Gardens joining the Great Neck Refuse & Sanitation District. Mr. Sikiric explained that joining the District should not alter the current services and based upon prior analysis residents would pay nearly the same current rate but the advantage would be in gaining deductibility for this payment as a tax. Additionally, joining the district would make garbage collection a government service and therefore the government/town would be responsible for providing customer service through the 311 service. A referendum is required for UG to join the district, and Mr. Sikiric said introductory meetings may begin in 2010.

### **Tree Report**

Mr. Nassim introduced Gary Cabocci and Steve Rodler from Goldberg & Rodler Inc., certified arborist who has represented the community for over 4 years. Mr. Carbocci showed a short presentation on the importance of trees especially to the University Gardens community. Mr. Carbocci has been instrumental in working with the Town's arborist and cataloging the trees in UG to develop the Master Plan. The plan will be used to direct the Town for annual planting, and pruning, while ensuring the canopy and health of current trees are maintained. For a fee of \$24,500, Mr. Carbocci will oversee the project.

### **Election of Board**

A motion was made and unanimously approved to reelect the members of the Board.

### **Treasurer's Report**

The Board of Directors presented and distributed the proposed 2010 budget for the approval of Association members. The distributed document also showed the previous year's budget and the actual operating numbers realized during that year. Mr. Leighton explained any significant operating departures from the budget as well as any significant increases or decreases in the budget for the coming year.

Mr. Leighton reported that there was \$44,072 in University Gardens bank accounts for the year ending December 31, 2009. Income for the year, totaled \$204,849. Cosmetic pool repairs including compliance with the Virginia Graham Baker Act, pool house improvements, tree pruning and legal services for the covenant renewal were attributable to the overrun in 2009 expenses. Lastly, in December a \$10,494 real estate tax rebate was received from the county.

### **Pool Report**

Mr. Belfer reported that the 2009 season went well, and Larry Quinn and staff will be returning in 2010. Gibbons Pool Inc. completed the required renovations which included installation of a new main drain, marble dusting, replacement of the steps and handrails, tile work, new grout and lane markers. Additionally, the locker rooms were painted, new shower and toilet partitions were installed.

### **Tennis Report**

Dr. DiJohn reported that condition, and continue to be maintained by Century Tennis. Due to overgrown vines, sprinkler will need improvement in 2010. And as usual, courts are expected to open in early May 2010.

A motion to adjourn the meeting was made and all were in favor.