

CAI - LI Chapter News

Serving Long Island, New York

Published by the Long Island Chapter of CAI

Issue No. 37 – Summer 2017

SAVE THE DATE
TRADE SHOW
SATURDAY
OCTOBER 14, 2017
9:00AM - 3:00PM
Hilton Long Island, Melville

TRAVELING THIS SUMMER?

By ARTHUR KATZ - KNOCKOUT PEST CONTROL INC.

Bed bugs can be commonly found in the home of those who travel frequently. If you find yourself traveling quite often, be wary of any possible bed bugs that can attach themselves to your luggage. In order to prevent bed bugs from entering your home, keep a few tips in mind:

Inspection

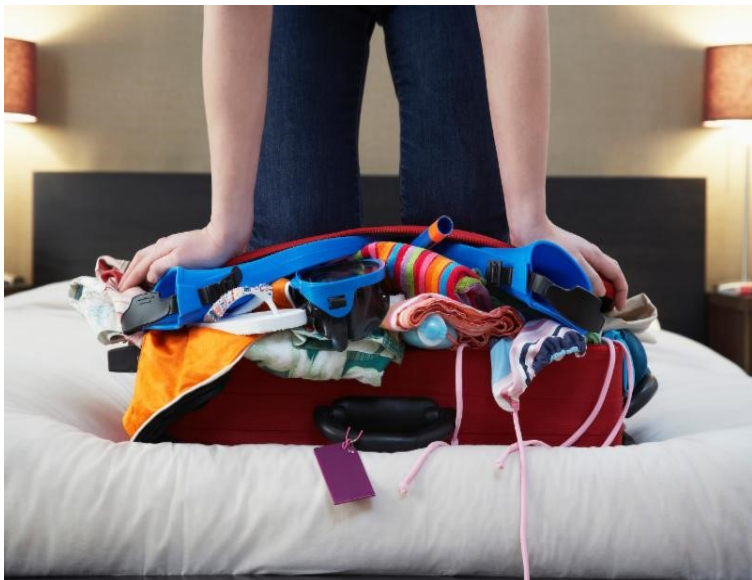
You've set your bags down in the hotel room,

but don't act so fast! Before you unpack, inspect the room up and down to make sure there are no visual signs of bed bugs. Check the mattress, sheets, blankets, box spring, and bed frame for any small bugs or feces. If the bed frame or headboard is made from wood, then be sure to inspect these areas too as bed bugs are especially fond of this material.

Clothing

Before you open up your suitcases, place them on the luggage carrier rather than the bed. Throughout your stay in the hotel room, be sure to undress on a hard surface in the bathroom. This way you can see if any bed bugs fall onto the floor around you. Place any worn clothes in a separate

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The CAI Long Island Newsletter is published quarterly by the Long Island Chapter of Community Associations Institute (CAI-LI) and is distributed to its members and is available on the Chapter website (cai-li.org). This publication provides members of CAI with letters from the Chapter President, informative articles written by industry professionals and service providers, updates on current legislation, and business advertising. The Chapter strives to provide our members with timely information and tools needed to keep them informed on community association issues.

The Newsletter Committee is always looking for new articles to publish. Articles should be educational and non-promotional in nature and have a suggested word count between 500 and 1,500 words. CAI-LI retains the right to edit articles to conform to content and space requirements. If you are interested in submitting an article for possible inclusion, please contact Christine M. Majid, Chapter Executive Director, at info@cai-li.org. Are you interested in advertising with us? Let us know!

Quarterly Deadlines

Winter Issue - January 31

Summer Issue - July 31

Spring Issue - April 30

Autumn Issue - October 31

THE NUTS AND BOLTS — AND BUBBLES — OF AERATION

By SHANNON JUNIOR - ECOLOGIST & SENIOR BUSINESS DEVELOPMENT CONSULTANT,
SOLITUDE LAKE MANAGEMENT



There are few events that can occur in a community pond that cause the amount of anxiety and uproar among the residents as a fish kill. Sure, we get plenty of calls about algae blooms and clogged fountains and excessive trash, but nothing creates the level of panic that ensues when there are dead fish floating on the surface of the water. Many residents become concerned that there may have been a toxic spill or illegal dumping incident, or they think that the landscaping company must have used something on the surrounding property that killed the fish. In reality though, most fish kills occur not because of a poisonous

substance, but because of low dissolved oxygen conditions in the water.

Although fish respire through gills instead of lungs, they still require oxygen to survive. Since very warm water cannot hold the same amount of oxygen as colder water, dissolved oxygen can become depleted during the summer months. Because many stormwater ponds are fairly shallow, with water only flowing in during and after rain events, sunlight is able to penetrate throughout the water column, causing the water to become very warm and stagnant. Deeper ponds may experience a phenomenon called “stratification,” where the warmer water at the surface of the pond does not mix with the colder, denser water near the bottom. The bottom water does not recharge with oxygen from photosynthesis or interaction with atmospheric oxygen, so fish can only survive in the upper part of the water column. During a large rainstorm or wind event, the pond can “turn over,” mixing the low oxygen bottom water throughout the rest of the pond. Low oxygen related fish kills

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SATURDAY — OCTOBER 14, 2017

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Chapter Awards & Raffles

Free Admission for Community Board Members



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ELEVENTH ANNUAL TRADE SHOW – OCTOBER 14, 2017

By CHRIS BYRNES, ESQ. AND WOODY GOLDSTEIN, CPA – TRADE SHOW CO-CHAIRS

On Saturday, October 14, 2017, CAI-Long Island is proud to host our **11th annual trade show** at the Hilton Long Island on Route 110 in Melville. Registration opens at 9:00 AM, and the show runs thorough 3:00 PM. A continental breakfast and buffet lunch is being provided. The show offers community association board members the opportunity to meet over 60 vendors who regularly serve condos, co-ops, and HOAs across Long Island, and attend various educational seminars.

The show floor and vendor booths are open throughout the day. You will meet exhibitors from a myriad of industries, including accounting, banking, construction, insurance, legal, management, restoration, property tax review, security, landscaping, and more. Our vendors look forward to answering your questions.

This year, we are proud to offer **eight seminars** that provide valuable, relevant information for all attendees. Our panels include Ask the Experts (due to popular demand, we will have 2 ATE panels - one in the AM and one in the PM), Best Practices, The RFP Process Deciphered, The Board's Fiduciary Duties, Reducing Contractual Risk, Being Secretary, and Being Treasurer. Our panelists consist of highly experienced industry leaders. Ask questions - you will find it very worthwhile.

In addition, we will present **"Infomercials"** for prospective members highlighting the benefits of belonging to the Long Island Chapter of CAI. Presentations will be brief and informative, and participants will receive a special gift just for listening!

Finally, we are very pleased to announce that this year's show will feature Ronald L. Perl, Esq. as our **Keynote Speaker**. Since 2012, Ron has been the chair of the CAI Federal Legislative Action Committee and has pioneered the representation of community association interests in Congress. Ron Perl is a partner in the Princeton, New Jersey law firm of Hill Wallack LLP. He is in charge of the firm's Community Associations practice group and has represented condominiums, cooperatives and homeowners associations in New Jersey for over 30 years.

If you have any questions regarding this year's trade show, please reach out to Christine M. Majid, our Chapter Executive Director at info@cai-li.org, Chris Byrnes, Esq. at cbyrnes@nytaxreview.com or Woody Goldstein, CPA at wgoldstein@pragermetis.com. We encourage you to pre-register through Eventbrite (please visit our chapter website www.cai-li.org for the link).

We look forward to seeing you on October 14th at the Hilton Long Island. Please enjoy the rest of your summer. ■



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Continued from Page 1

bag and leave them here until they are ready to be washed upon your return home.

Washing

You're finally home from vacation and it's time to do your laundry. Before unpacking your bag, vacuum all of the contents inside of the suitcase that can not be washed. Proceed to scrub and hand wash some of these items with hot water that is above 122 degrees Fahrenheit. For everything else, wash them using the hottest temperature setting on your washer.

Bed bugs are blood sucking pests that can easily infest your home if you're not careful. When you discover that bed bugs have found their way into your home, contact the pros to manage the infestation. ■

Comments or questions? Feel free to reach Arthur Katz, from Knockout Pest Control, Inc., at his office at 800-244-7378, or cell at 516-382-3127, or via email akatz@knockoutpest.com.



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PRESIDENT'S MESSAGE

By TOM LOWENBERG, CPA - FULLER LOWENBERG & CO. CPAs, P.C.
AND CAI-LI CHAPTER PRESIDENT FOR 2017



The warm weather of Summer 2017 is upon us! Let's hope we all are able to enjoy it in a safe and healthy manner.

Summer for our communities brings on plenty of challenges such as pool conditions, lawn and sprinkler issues, and everything else that goes with the enjoyment of outdoor community life. We encourage you to utilize the business partners that participate in

CAI-Long Island who can help you navigate through all these challenges.

Our Board Leadership Development Workshop, held in the Spring, was very well attended and I am certain that those present obtained a better understanding of what is both required and expected of a Board Member. We may look to do another session in November, so if you are interested in attending, please let us know in advance. Special thanks to Suzanne Borelli and Belfor Property Restoration for supplying the venue, educational supplies, and refreshments for the class and warm thanks to our workshop instructors David Eldridge, Esq., Steve Ciaravella, CPA, and Irwin Cohen.

We also recently hosted our "speed dating" event where board members had round table discussions about the problems and issues facing each of their communities. The response from the attendees was very positive and we hope to do it again in the future. Many thanks to the folks at Fairfield at St. James HOA for once again inviting us to host this May event in their beautiful clubhouse, and for supplying the drinks and refreshments... we truly appreciate the warm welcome you display for the benefit of our membership.

Our LI Chapter's Annual Golf Outing in June went very well also. Thanks to our Chapter Board Member Frank Riggio for coordinating everything for the event — your commitment to the Chapter is very much appreciated each and every year!

Right now, the Trade Show Committee is hard at work developing programming for the Trade Show on October 14th at the Hilton Long Island in

Melville. All attendees will have access to informative breakout sessions and also be able to visit with the various exhibitors. Please mark your calendar!

As you can see, CAI-LI offers so many great opportunities for community board members to gain additional knowledge, communicate with other community board members, and make your job a little bit easier.

Hope to see you at our September 28th membership meeting at Capital One Bank. ■

Thomas C. Lowenberg, CPA
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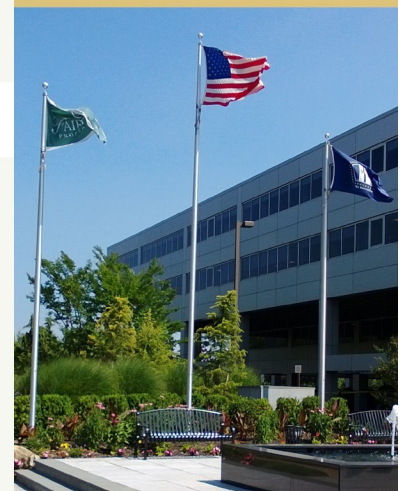
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can occur in both shallow and deep ponds if the conditions are right – Or WRONG, in this case.

So, what can be done to reduce the risk of a fish kill in a pond or lake? The best approach is to implement a comprehensive, ongoing maintenance program that includes integrated management strategies for algae and weed control and water quality management. One of the best practices for water quality improvement is the installation of aeration equipment to circulate the water and increase dissolved oxygen levels throughout the water column. There are many different types of aeration systems available, although the most commonly used are surface aerating fountains and submersed diffused air aeration systems. While both types of aerators can be extremely effective, each one has certain features that would make it the appropriate choice depending on the characteristics of a particular waterbody. And those without electrical access near their lake or pond are not out of luck. Solar-powered and windmill aeration systems are a more ecologically-friendly option, and can be used to enhance aeration in more remote locations.

Submersed diffused air aeration systems utilize pumped air to de-stratify the water column and to infuse oxygen into the pond. The typical configuration involves an air compressor that is located on the shore in a small weatherproof enclosure, which pushes air through subsurface tubing to one or more bubble diffusers located on the bottom of the pond. As the bubbles rise to the surface, they carry the low oxygen bottom water upwards, where it is mixed with the oxygen rich surface water and attached to atmospheric oxygen, before sinking back towards the bottom. This constant vertical mixing increases the overall dissolved oxygen concentration in the water column. Submersed diffused air aeration is most effective in larger lakes and ponds with depths greater than 6 feet. In very shallow water, the bubbles do not have enough depth to spread out as they rise to the surface, so less of the water column is circulated, requiring larger systems and more expense for adequate aeration.

Surface aerators, such as floating fountain aerators, are situated on

Continued on Page 12



Floating fountain aerators provide effective oxygenation in shallow lakes and ponds, which can help reduce undesirable algae by facilitating the conversion of phosphorus to forms that do not sustain algae growth.



For remote locations or waterbodies without electrical power accessibility, solar powered aeration systems offer a long-term, ecologically responsible solution.



A submersed aeration system can help oxygenate the water column in deeper lakes and ponds. These systems improve vertical mixing at depths where water is not naturally stratified by using an on-shore compressor to pump oxygen to the bottom of the waterbody.



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the surface of the pond. These units contain a float-mounted pump that sucks water from just below the surface and sprays it up into the air. Unlike submersed diffused air aerators, surface aerators are most effective in shallow ponds and lakes. The oxygenation from floating aerators occurs when the water that is sprayed into the air splashes back down onto the surface of the pond. This interaction allows for the venting of gases and the transfer of oxygen into the water. However, because all of the oxygen transfer occurs at the surface, very little benefit is gained in the lower depths near the sediment.

A professional pond and lake management company can help you choose the appropriate aeration strategy based on the characteristics of your waterbody, your goals for the facility, and your budget for the project. But no matter which system is implemented, aeration has many benefits beyond just preventing fish kills. Aeration will improve the health of your waterbody by increasing the amount of oxygen in the system, which facilitates the conversion of phosphorus to forms that are not usable by algae as food. It also alters pH and other related water quality parameters to favor the growth of healthy green phytoplankton at the base of the food chain rather than potentially toxic cyanobacteria species. The end result is a healthier pond with fewer harmful algae blooms, and a reduction in the need for algaecide treatments.

However, aeration alone will not solve all of the problems that can afflict a pond or lake. While an aeration system may be the "heart" of a waterbody, circulating the water and bringing oxygen to all parts of the system, a comprehensive integrated management program is the backbone, providing the framework to support the overall health of the pond. Much like the human body, waterbodies become less healthy as they age, and require more intensive management strategies to remain viable. Implementing a preventive care program before problems develop is the best way to ensure a long life for your pond and the fish that call it home. ■

Shannon Junior is an experienced Aquatic Ecologist with SOLitude Lake Management, an environmental firm providing a full array of superior lake, pond, wetland and fisheries management services and solutions. She can be reached through the website at www.solitudelakemanagement.com.

Long Island Chapter Calendar of Events

Thursday, September 28th - 6:00 p.m.
*Chapter Membership Meeting with "Handicapped
 Residents and Accommodations" Seminar*
Capital One Bank
275 Broad Hollow Road, Melville

Saturday, October 14th - 9:00 a.m. to 3:00 p.m.
11th Annual Trade Show
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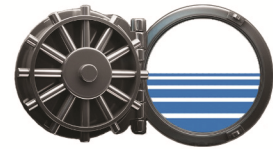
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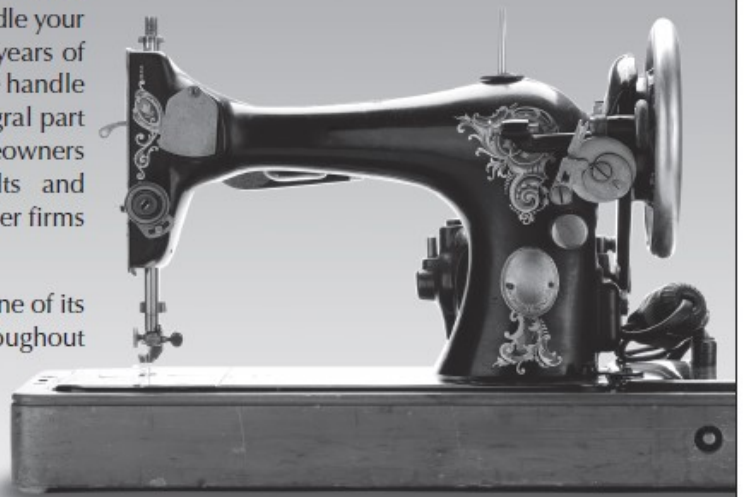
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