

# CAI - LI Chapter News

Serving Long Island, New York

Published by the Long Island Chapter of CAI

Issue No. 56 – Spring 2022

**SAVE THE DATE!!!**  
**TRADE SHOW**  
**Saturday**  
**09.17.2022**  
**9:00 am - 2:30 pm**  
**Hilton Long Island, Melville**

## NUTRIENT REDUCTION: A NATURAL SOLUTION TO LONG-TERM WATER QUALITY IMPROVEMENT IN YOUR LAKE OR POND

By SOLitude Lake Management

As humans, we have an innate desire to spend time in and around the water. Almost nothing can distract us from the peace, beauty, and enjoyment that lakes and ponds offer... except algae. Whether it appears as a green scum on the surface of the water or as slimy, floating mats, algae is a cause for concern.

Where there's algae, there's typically an unhealthy imbalance in the aquatic ecosystem. In order to restore balanced conditions, it's essential to get to the root of the problem—nutrients.

Nutrients may

seem like an unexpected precipitator of poor conditions, but as they say, it's possible to have too much of a good thing. Though nutrients are a building block of all aquatic life, excess concentrations of phosphorus can provide an overload of nourishment to pond weeds, algae,

*Continued on Page 5*



Cause for Concern — Toxic Algae

Photo credit: SOLitude Lake Management

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## PRESIDENT'S MESSAGE

By MELISSA SCHLACTUS, ESQ. - TAYLOR, ELDRIDGE, & ENDRES, P.C. AND CAI - LI CHAPTER PRESIDENT 2022



I hope everyone is enjoying their Spring so far this year. Spring is always a busy time for community associations. With the warm weather finally upon us, it's time to start planting and getting outside again.

I am pleased to announce that here at CAI Long Island, we are making a return to in-person programming. We've already had two successful events this Spring.

In March, Eric Clemente from Alure Home Improvements and Andrew Nigri from Sancus Insurance Agency presented on "Roofing Scenarios and the Importance of Insurance Certificates." As associations begin planning capital improvement projects for the season, this was valuable information for our members.

In April, we held our biannual Board Leadership Development class at Belfor Property Restoration in Ronkonkoma. This is a great opportunity for new Board members to learn about their role and responsibilities as Board members. And even if you're not a new Board member, there's always more to learn. I'm sure everyone who attended will agree that they learned something new at the seminar. If you haven't attended before, make sure to register in the Fall. Thank you again to Suzanne Borelli from Belfor Property Restoration for hosting this event.

Coming up, we have two more events that we are planning for the Spring and early Summer. One will be a presentation on electric vehicle charging stations and the second has to do with fire prevention. Once

the details for these programs have been confirmed, we will be sure to let you know.

I am very excited to announce that the Trade Show is back this year. This year's **Trade Show** will be held on **Saturday, September 17, 2022 at the Huntington Hilton**. Our Trade Show Committee continues to work hard planning for this annual event. And after two years away, you can be sure that this is an event you won't want to miss! We have some new and exciting educational topics planned including: *Budgeting During Inflationary Times; Hoarding - Effectively Addressing the Issue, Safety for Neighbors, and Necessary Legal Steps; Aging Infrastructure - Knowing What is at Stake; Cyber-Security; Handling Disruptive Unit Owners & Residents; Employee Benefits - Salary Ranges, Contracts & More; Good Business Judgment - How it Could Affect Your Community's Insurance and Liability; Succession Plan in Place?; and Guide to Running a Successful Meeting - IRL & Virtually!* We hope to see you there. Furthermore, if you are interested in volunteering to help plan for this year's event, please consider joining the Trade Show Committee. You may contact our Chapter Executive Director, Christine Majid, at [info@cai-li.org](mailto:info@cai-li.org) for more details. ■

Thank you,  
Melissa

You may reach Melissa at [melissa@taylor-eldridge.com](mailto:melissa@taylor-eldridge.com).

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### CAI - LONG ISLAND NEWSLETTER

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 ([www.cai-li.org](http://www.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, 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](mailto:info@cai-li.org).

#### Quarterly Deadlines

Winter Issue - January 31

Summer Issue - July 31

Spring Issue - April 30

Autumn Issue - October 31

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Continued from Page 1

and dangerous cyanobacteria (commonly referred to as toxic algae or blue-green algae), accelerating their growth past normal levels. This can be a gateway to a host of other issues:

- Bad odors
- Water cloudiness
- Insufficient dissolved oxygen
- Fish kills
- Algal toxins
- Shoreline erosion
- Muck development
- Flooding
- Receding waterfront property
- Reduced property values
- Complaints from residents



Nutrient-Polluted Waterbody

Photo credit: SOLitude Lake Management

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## A HELPING HAND WHEN NEEDED MOST

- FIRE/SMOKE DAMAGE
- STORM DAMAGE RESTORATION
- WATER DAMAGE RESTORATION
- FROZEN PIPE BURST
- MOLD REMEDIATION
- DEODORIZATION
- SEWAGE BACKUP
- CONTENTS RESTORATION/STORAGE
- EMERGENCY SERVICES
- RECONSTRUCTION



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Suzanne Borelli 631-478-7824

Continued from Page 5

There are many eco-friendly solutions to help balance pond nutrient levels, some yielding more immediate results than others.

One **effective and long-lasting solution** is aluminum sulfate. Alum is a safe, natural substance that professionals apply to the water using specially-designed boats, barges, and other advanced equipment. During the process, the substance mixes into the water where it chemically binds with phosphorus. The particles briefly remain suspended like a hazy cloud before descending to the bottom. Once settled, the phosphorus becomes inactive. When water quality conditions are more balanced, aquatic weed and algae growth are less likely to occur.

A **similar solution** that lakes and ponds can benefit from is the application of a lanthanum-modified clay that professionals refer to as Phoslock. When applied to the water, it binds with excess nutrients, chemically changing their composition to forms that better support balanced water quality conditions. It is also effective in “locking up” undesirable nutrients in the bottom sediments. This can result in a healthier, more beautiful waterbody.

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Finally, for areas with flowing water like canals, streams, and ditches, professionals recommend strategies like nutrient filtration. During this process, porous filtering materials are placed in a sock-like bag. As water flows through the bags,

Continued on Page 9

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## Long Island Chapter Calendar of Events

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*Wednesday, June 1st - 6:00 p.m. to 8:00 p.m.*  
*Chapter Membership Meeting*  
*with Educational Presentation*  
*“Electric Vehicle Update”*  
*Half Hollow Hills Library*  
*55 Vanderbilt Parkway, Dix Hills*

*Thursday, June 30th - 6:00 p.m. to 8:00 p.m.*  
*Chapter Membership Meeting*  
*with Educational Presentation*  
*“Fire Safety”*  
*Fairfield at St. James HOA Clubhouse*  
*1 Fairfield Drive, St. James*

*August — Summertime Celebration Social*

*Saturday, September 17th - 9:00 a.m. to 2:30 p.m.*  
*Annual Trade Show*  
*Hilton Long Island*  
*598 Broad Hollow Road, Melville*

*October - Chapter Membership Meeting*  
*with Educational Presentation*  
*“What Do You Mean It’s NOT Covered?”*

*November - Chapter Membership Meeting*  
*with Educational Presentation*  
*“Sealed Bids”*

*Saturday in November - 8:00 a.m.*  
*Basic Essentials Class*  
*for Community Association Board Members*  
*Belfor Property Restoration*  
*60 Raynor Avenue, Ronkonkoma*

*December — Chapter Holiday Party*

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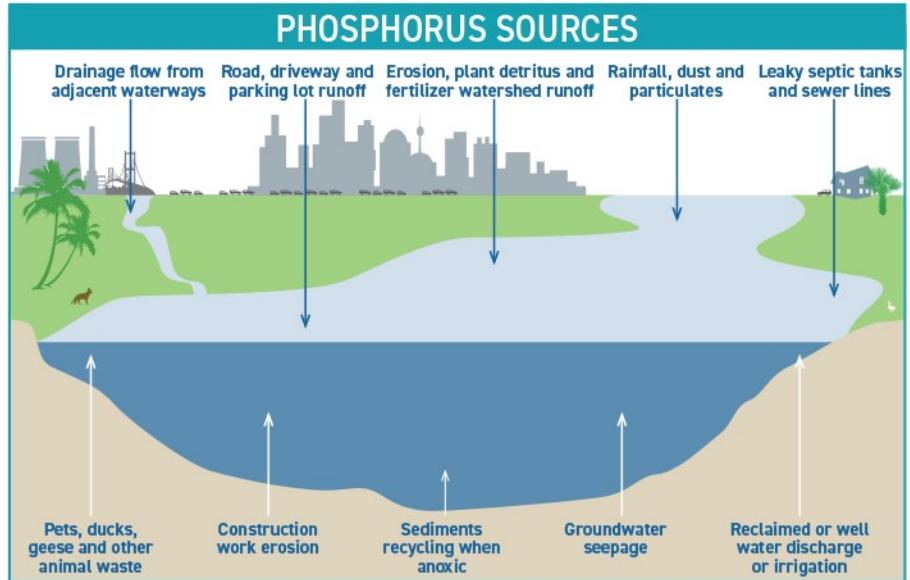
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phosphorus is captured and removed from the water column. Once the bag is full, it is pulled from the water for physical disposal.

Your lake and pond management professional may consider a number of factors when choosing which of these nutrient remediation products to implement. These may include your waterbody's size, location, use, pH, nutrient load, dissolved oxygen concentration, muck level, and degree of water movement.

Nutrient remediation solutions can help maintain balanced water quality levels, but it's also essential to implement proactive strategies that prolong the beneficial effects of the application. Stakeholders can take an active role in protecting and preserving their water resources in several ways.

First, it's important to introduce and maintain a beneficial vegetative buffer composed of native flowering species. These plants will absorb the excess nutrients and pollutants that typically flow into the water during rainstorms. Property managers should also encourage residents to adopt best practices like properly disposing of nutrient-rich trash, lawn



clippings, and pet waste, reducing garden fertilizer use, and taking care around eroded shorelines. If sedimentation has become a significant problem along the bank, a complete shoreline restoration using bioengineered shoreline technology may be necessary.

Not only are these nutrient remediation products

*Continued on Page 15*



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# CAI Long Island Chapter Educational Seminar - March 24, 2022 Roofing and Insurance

Presented by Eric C. Clemente, Alure Home Improvements and Andrew Nigri, Sancus Insurance Agency



## THUNDERSTORM SAFETY—AVOIDING A LIGHTNING STRIKE

By CAI NATIONAL

Warm weather usually means fun in the sun, but summer heat also can bring severe weather. Threatening thunderstorms often loom large on summer afternoons so it's important to be prepared for downpours and accompanying lightning, which can strike outdoors or indoors. Consider the following suggestions when planning both outdoor and indoor events this summer to reduce the risk of a lightning strike.

- **Watch the weather.** Pay attention to your local weather forecast before participating in outdoor activities. If there's a chance of thunderstorms, consider rescheduling or moving events indoors. If that's not possible, have an emergency plan in place in case a severe storm rolls in and designate a sufficient nearby structure as an emergency shelter.
- **Stay inside.** If severe thunderstorms are imminent, go indoors and wait until they pass. Safe, enclosed shelters include homes, schools, offices, shopping malls and vehicles with hard tops and closed windows. Open structures and spaces do not provide adequate protection.
- **Duck and crouch.** If you're caught outside during a severe storm, it's important to crouch low on the ground, tuck your head and cover your ears to help protect yourself from harm. Do not lie down; lightning strikes can produce extremely strong electrical currents that run along the



top of the ground, and laying horizontally increases electrocution risk.

- **Turn off faucets.** During a thunderstorm, lightning can sometimes be conducted through the plumbing. Avoid any type of contact with running water, including bathing, showering, and washing your hands, dishes, or clothes.
- **Turn off electronics.** All electrical appliances — televisions, computers, laptops, gaming systems, stoves, and more — that are plugged into an electrical outlet could carry a current from a lightning strike. Surge protectors will reduce the risk of damaging electronics.
- **Stay away from windows.** Not only is lightning a threat, but high winds and hail create flying debris that could be harmful during a thunderstorm. Close all windows and doors and keep away from them. ■

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## FINANCES — HOW THE ASSOCIATION PROTECTS YOUR MONEY

By CAI NATIONAL

Homeowners all over the country have read alarming news accounts of management companies and board members embezzling funds from community associations — the homeowners' money.

As a follow-up to our recent Board Leadership Development Workshop held in April, here are a few hard-and-fast rules that your association's Board should follow to protect your money.

- Keep cash transactions to a minimum.
- When a cash transaction is absolutely necessary, make sure that more than one person handles it.
- **Never** make out a check to cash, and don't make out a check that's payable to the bank unless it is to pay a bank obligation, like a loan or mortgage.
- **Never** make a payment to a vendor in cash. Instead, **always** write a check.
- It is crucial to **separate** responsibilities.
- The person who writes the check is someone **other than** the person who approves the expenditure.
- The person responsible for recording transactions and balancing and reconciling accounts is someone **other than** the person who approves the expenditure or the one who writes the checks.
- **Don't** co-mingle funds, such as operating accounts and reserves.



### Be sure to take additional safeguards such as:

- Only accept checks made payable to the association. **Never** accept a check made out to a board member.
- Deposit incoming checks daily and have a lockbox account at the bank for collecting assessments.
- **Require** two signatures on check deposits, particularly for large amounts. **Never** use a stamp as a signature on a check.
- Keep blank checks **securely locked** up at all times. All association checks are numbered and each outgoing check is

*Continued on Page 13*



Continued from Page 12

listed on the check register. If a check is missing, **report it** to the bank **immediately**.

- Check deposits and payments are **reconciled** with bank statements frequently.
- The bank is **notified immediately** when authorization for writing checks changes, i.e., when a board member term expires or a new association employee is hired.
- Make sure the association has **adequate insurance coverage** for embezzlement or fraud.
- When a new staff member is hired or someone new in the association is authorized to handle finances, check each person's **background and credentials** thoroughly.

The financial health of the association is directly related to its ability to meet its financial obligations. Following these proactive financial safety tips will undoubtedly keep your community organization on the road to success in properly managing and protecting the community's funds. ■



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# CAI Long Island Chapter Board Leadership Development Workshop - April 23, 2022

Sponsored by Suzanne Borelli of Belfor Property Restoration

Thank you to our experienced panel of presenters!

J. David Eldridge, Esq., - Taylor, Eldridge & Endres, P.C.

Nancy Fox, Director of Operations - CAMCO Services of NY, Inc.

Lynn M. Giugliano, CPA, Partner - Fuller Lowenberg & Co. CPAs P.C.

Michael Misiti, VP and Monica Bonneau, Client Relations from Bradley & Parker



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widely-available, they are considered all-natural. HOAs, golf courses, municipalities, and private property owners can find great success and value in integrating nutrient remediation strategies into their annual management programs. And nutrient remediation compliments many other sustainable solutions like aeration, mechanical hydro-raking, and biological augmentation that help your water resources stay in a healthier, more beautiful state for longer periods of time. ■

*SOLitude Lake Management is the nation's largest environmental firm specializing in the sustainable management of lakes, ponds, wetlands, and fisheries. Learn more about this topic at [www.solitudelakemanagement.com](http://www.solitudelakemanagement.com).*

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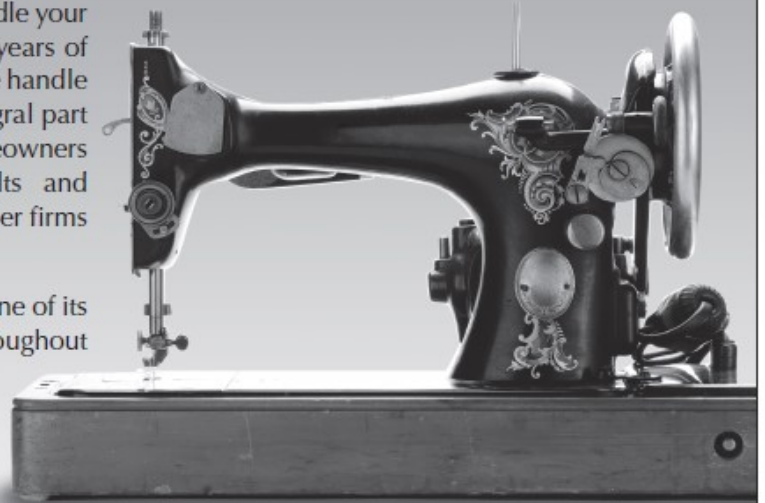


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