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Serving Long Island, New York

Published by the Long Island Chapter of CAI

Issue No. 57 – Summer 2022

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TRADE SHOW
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9:00 am - 2:30 pm
Hilton Long Island, Melville

TRADE SHOW 2022 — NEW CLASSES!

By Christine M. Majid, Chapter Executive Director - CAI Long Island

Things are starting to feel a bit normal again... and that's a very good thing!

By now, you should have received your trifold invitation to our Chapter's 2022 Trade Show which will be held at the Long Island Hilton on Saturday, September 17th from 9am – 2:30pm. If you are a Community Board Member that hasn't yet registered, please do so right away so I may ascertain a correct headcount for the day's events and food services — so much planning goes into the show and your help in pre-registering really helps us! And a note to our Business Partners, we have a few booths left, so don't delay!

We are currently working on selecting the speakers for the following programs and I will have a complete time schedule available on the day of the show.

Budgeting During Inflationary Times

What to cut, what to keep? Building a helpful timeline and the importance of sequencing.

Board Succession Plan in Place?

A board succession plan is a strategic

document that outlines the process that Boards and their committees follow when replacing board members and board leadership positions. Plans can help fill an existing vacancy or assist in planning ahead for a future vacancy.

A Guide for Boards When Handling Disruptive Unit Owners and Residents

Dealing with difficult people, especially when serving in a volunteer position on your Board or committee, can be frustrating. Various behavior models can help manage that frustration and help resolve matters more quickly and agreeably. Learn from our professionals what steps you should follow to maintain good relationships between homeowners and the Board of Directors to create a sense of community and build a better neighborhood.

Guide to Running a Successful Meeting

Time management is key to successful community board meetings, so don't hesitate to stick to your guns! Learn how to conduct efficient and effective board meetings... in real life and virtually!

Continued on Page 5

INSIDE THIS ISSUE:

TRADE SHOW 2022 - NEW CLASSES	1
PRESIDENT'S MESSAGE	3
NEWSLETTER: ARTICLES & ADS	4
WHAT CAUSES DRYER FIRES?	6
CALENDAR OF EVENTS	7
SLOW DOWN, YOU MOVE TOO FAST	8
CAN YOUR COMMUNITY POND BE MANAGED 100% CHEMICAL FREE?	11

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PRESIDENT'S MESSAGE

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



Summer is quickly drawing to a close. I hope everyone has been outside enjoying the warm weather. Here at CAI Long Island, we kicked off summer with two informative programs in June. The first was a presentation on electric vehicle charging stations, given by Kira Costanza from Charge Point, which was held at the newly renovated Half Hollow Hills Library. The second was a

presentation on Fire Safety, given by Jo Ann Eyring from Briscoe Protective, and was held at Fairfield at St. James. Thank you again to the Fairfield at St. James Board for offering us use of their clubhouse.

Of course, our biggest event of the summer season was the annual Summer Party, which was held at Del Vino Vineyards in Northport. Thank you to our Special Events chair, Linda Donato, for working so hard to plan this fabulous event. Everyone enjoyed getting together and having a glass of wine at this beautiful vineyard.

As we head into fall, make sure you've marked your calendar for

this year's Trade Show which will be held on Saturday, September 17, 2022 at the Huntington Hilton. This year's Trade Show will feature educational seminars you won't want to miss as well as opportunities to meet with representatives from companies specializing in the community association industry.

I hope you enjoy the rest of your summer and I look forward to seeing you at this year's Trade Show on September 17. ■

Thank you,
Melissa

You may reach Melissa at 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). 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.

Quarterly Deadlines

Winter Issue - January 31

Summer Issue - July 31

Spring Issue - April 30

Autumn Issue - October 31

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Do you have an ad ready now? If so, send it along and we will keep it on file until needed. Any questions, please let us know.

Continued from Page 1

Good Business Judgment — Could It Affect Your Community’s Insurance and Liability?

The business judgment rule is a principle that applies to officers and directors acting within the scope of their positions and exercising due care and having a justification for their decisions and actions. Learn what the duty of care requires and become informed to avoid acting negligently in the execution of your responsibilities.

Resident Surveys

Decisions you make will almost always affect the residents in your community. Boards who are more active in finding out their residents’ opinions will build a much stronger community with fewer complaints and less need for violations management. For this reason, you should consider conducting a resident survey. Learn the how-to’s, whys, and uses!

Hoarding

Effectively addressing the issue, safety for neighbors, and necessary legal steps.

Cyber Security

Community associations are good targets for cyber criminals because coops, condos, and HOAs, along with their management companies, have databases full of valuable

information. Is your community protected against data breaches?

Employee Benefits

Great benefits and work life balance are important to employees. It’s not just what you offer, but how you offer it. Learn about salary ranges, contracts, & more!

Aging Infrastructure

The truth about aging infrastructure... knowing what is at stake. As buildings and their internal systems and physical components age, how can community associations that own them best prepare to meet the unexpected but necessary financial demands and what happens when they don’t?

As you can see, the Trade Show Committee has selected some exciting new topics for you to immerse yourself and ask questions of our panels of experts — and many of these educational titles were based upon the feedback from your completed surveys from prior events, so thank you!

Not sure if you registered? No worries, just send me an email with your name, community name, address, phone, and email address. Providing me with this information will help speed you through the check-in process when you arrive at the Hilton.

Any questions, let me know... I look forward to seeing you! ■



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WHAT CAUSES DRYER FIRES?

By JOHN RYLEY - DRYER VENT WIZARD OF SUFFOLK COUNTY

According to the US Fire Administration, here are some facts about home clothes dryer fires:

- 2,900 home clothes dryer fires are reported each year and cause an estimated 5 deaths, 100 injuries, and \$35 million in property loss.
- Failure to clean the dryer is the leading cause (34%) of home clothes dryer fires.
- More home clothes dryer fires occur in the fall and winter months, peaking in January.

Clothes Dryer Do's

Installation

Have your clothes dryer installed by a professional.

Make sure the correct electrical plug and outlet are used and that the dryer is connected properly.

Read manufacturers' instructions and warnings in use and care manuals that come with new dryers.

Cleaning

Clean the lint filter before and after each load of laundry. Don't forget to clean the back of the dryer where lint can build up. In addition, clean the lint filter with a nylon brush at least every six months or more often if it becomes clogged.

Have your dryer vent cleaned regularly by a professional, if it is taking longer than normal for clothes to dry.

Maintenance

Inspect the venting system behind the dryer to ensure it is not damaged or restricted.

Put a covering on outside wall dampers to keep out rain, snow and dirt.

Make sure the outdoor vent covering opens when the dryer is on.

Replace coiled-wire foil or plastic venting with rigid, non-ribbed metal duct.

Have gas-powered dryers inspected every year by a professional

Continued on Page 7



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Long Island Chapter Calendar of Events

Saturday, September 17th - 9:00 a.m. to 2:30 p.m.

Annual Trade Show

Hilton Long Island

598 Broad Hollow Road, Melville

Thursday, October 20th - 6:00 to 8:00 p.m.

Chapter Membership Meeting

with Educational Presentation

“What Do You Mean It’s NOT Covered?”

Half Hollow Hills Library - Dix Hills Branch

55 Vanderbilt Parkway, Dix Hills

Thursday, November 17th - 6:00 to 8:00 p.m.

Chapter Membership Meeting

with Educational Presentation

“Sealed Bids”

Blue Ridge HOA Clubhouse

899 Golf Lane, Medford

Saturday, November 5th - 8:00 a.m. to 2:00 p.m.

Board Leadership Development Workshop

for Community Association Board Members

Belfor Property Restoration

60 Raynor Avenue, Ronkonkoma

REGISTRATION IS REQUIRED

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December — Chapter Holiday Party

Continued from Page 6

to ensure that the gas line and connection are together and free of leaks.

Check regularly to make sure nests of small animals and insects are not blocking the outside vent.

Keep the area around the clothes dryer free of items that can burn.

If you will be away from home for an extended time, unplug or disconnect the dryer.

Clothes Dryer Don'ts

Don't use a clothes dryer without a lint filter or with a lint filter that is loose, damaged, or clogged.

Don't overload the dryer.

Don't use a wire screen or cloth to cover the wall damper. They can collect lint and clog the dryer vent.

Don't dry anything containing foam, rubber or plastic. An example, of an item not to place in a dryer, is a bathroom rug with a rubber backing.

Don't dry any item for which manufacturers' instructions state “dry away from heat.”

Don't dry glass fiber materials (unless manufacturers' instructions allow).

Don't dry items that have come into contact with anything flammable like alcohol, cooking oils, or gasoline. Dry them outdoors or in a well-ventilated room, away from heat.

Don't leave a clothes dryer running if you leave home or when you go to bed.

I'm sure most everyone has seen or heard these facts before. These items are even more important in attached housing. Many homeowners have moved into a community to get away from mowing the lawn, shoveling the walk, and weeding the garden. While it is great to move away from these domestic responsibilities, we don't leave behind maintaining our vehicles, the appliances inside the home and our personal electronics.

The recent fire in Middle Island demonstrates how a fire in a single unit can quickly damage 12 units. When we give up some of our domestic responsibilities, we tend to move closer together.

Many communities leave dryer vent maintenance to the homeowner. This may be a formula for failure as most people only fix things when they're broken. When lack of maintenance is combined with attached living and older structures, it makes for a dangerous possible outcome. ■

You may reach John at jriley@dryerventwizard.com.



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SLOW DOWN, YOU MOVE TOO FAST

By EDWARD M. TAYLOR, ESQ. - TAYLOR, ELDRIDGE, & ENDRES, P.C.

While much of our 21st Century world has embraced the ease, speed and effectiveness of email communications, it is not yet the solution to all of life’s challenges. At least that is the lesson learned by a Westchester condominium board of managers recently.¹

The condominium board had the authority to appoint a representative to the board of directors of the community’s homeowners association. At some point, and for undisclosed reasons, the condominium board decided to remove its appointed representative to the HOA board, which was also within its authority. However, the condominium board apparently desired to remove this board member as soon as possible – or even sooner. Instead of waiting for a regularly scheduled board meeting, the condominium board decided to vote on the removal of the HOA board member via an email vote. According to documents submitted to the Westchester Supreme Court, a 2:00 p.m. email from the board president announced a motion to remove the board member from the HOA board, and a 2:30 p.m. email that same afternoon from the board president indicated that the motion had been approved.

¹Board of Managers of Pondsides Village 1 Condominium v. Hirsch

The problem is that the condominium By-Laws provided that a special meeting of the Board required at least two days’ advance notice. The board had no authority to act via email alone.

The Court deemed the purported removal of the HOA board member by the condominium board to be null and void. It took four months for the Court to reach this decision, which, in the judicial world, was a lightning-fast resolution. But all the condominium board had to do from the start was issue a two-day notice of a special meeting and it would have been able to achieve its goal. Instead, they had to wait four months, only to be told by the Court that email was not the way to go, returning them to “square one.”

As much as we may be tempted to “travel” at the speed of electronic communications, we need to be reminded that there are still rules, and that they need to be followed, as frustrating as that may seem. ■

You may reach Ed at his office via phone at #631.265.5550 or by email at edtaylor@taylor-eldridge.com.

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CAI Long Island Chapter Educational Seminar - June 30, 2022 Fire Safety

Presented by Jo Ann Eyring, Briscoe Protective and held at Fairfield at St. James



CAN YOUR COMMUNITY POND BE MANAGED 100% CHEMICAL FREE?

By TRENT NELSON, AQUATIC SPECIALIST - SOLITUDE LAKE MANAGEMENT

When it comes to the lakes and stormwater ponds in a homeowners association, residents expect them to be healthy, beautiful, and functional. At the same time, they may be averse to the use of herbicides and algaecides for the management of these water resources. Though the pesticides used to eliminate aquatic weeds, algae, and toxic cyanobacteria are very low-risk, well-studied, and registered with the Environmental Protection Agency (EPA), residents sometimes prefer a 100% natural approach. With this in mind, property managers may find themselves in an uncertain situation. How do they meet the expectations of residents while keeping management costs as low as possible?

Though property managers see their water resources as an asset, some may not believe they have the budget necessary to keep them in peak condition through natural means. Fortunately, this couldn't be further from the truth. On paper, pesticides sometimes seem like the most affordable and fast-acting option to eliminate nuisance weeds and algae; but the key word there is "eliminate." This approach only works to target undesirable growth that has already appeared. Natural management programs, on the other hand, work to prevent that growth from ever occurring. And while pesticide-reliant approaches only provide short-lived results – meaning

treatment costs will continue to rise over time – natural maintenance efforts typically yield better results and slash treatment-related costs by nurturing a healthier, more resilient waterbody.

Communities that choose a natural approach have many tools available to them. When establishing a natural management program, Aquatic experts can help stakeholders evaluate and understand their challenges, budget, and goals – and then create a tailored roadmap to achieve them. Though no two journeys are the same, almost all are driven by science-backed solutions and technologies:

Water Quality Testing - Water quality testing kicks off this journey. By analyzing water samples in a scientific laboratory, professionals can identify pollutants, algal toxins, and potential

Continued on Page 12



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Continued from Page 11


imbalances below the surface. Once your aquatic expert has a more complete picture, they can implement the right solutions. When collected on a consistent basis, this data can also expose bigger trends and help experts detect water quality changes before problems occur.

Nutrient Remediation - Waterbodies that struggle with aquatic weed and algae issues tend to contain an excess level of nutrients like phosphorus. Nutrients are the building blocks of aquatic life, but a surplus can lead to an overabundance of growth. Under chemical-free management programs, professionals rely on naturally-occurring products like aluminum sulfate or lanthanum-modified clay to “lock up” these excess nutrients and prevent them from playing a role in the food chain.

Maintaining Beneficial Shoreline Plants - Once nutrient levels in the waterbody are managed, it’s important to find the source. Grass clippings, yard waste, trash, animal droppings, lawn and garden fertilizers, and eroded sediment are all composed of nutrients, which inundate the water column when these organic materials are swept into lakes and ponds during rainstorms. Native flowering plants and tall grasses can be cultivated as a filtration buffer around the shoreline. Sometimes, nutrients are saturated in the bottom sediments. Hydro-raking or dredging can be used to physically remove this matter.

Continued on Page 13

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Continued from Page 12

Shoreline Restoration - A well-managed shoreline is not only aesthetically-pleasing, it's essential to a healthy waterbody. In cases of severe degradation, a shoreline may need to be completely restored. Bioengineered restoration techniques are often the most impactful and long-lasting. During the process, experts fill patented knit mesh materials with sediment (sometimes dredged from the bottom) and then shape and anchor it to the land. Once in place, bioengineered shorelines are strong and beautiful, yet virtually imperceptible.

Aeration - Floating fountains are a staple of many HOA lakes to add movement and elegance to any waterbody. Fountains also have many water quality benefits such as circulation and oxygenation. A well-oxygenated waterbody is less hospitable to algae and weeds. Proper fountain sizing and equipment maintenance are crucial to reap these benefits. Professionals may also recommend pairing a fountain with a submersed aerator for top to bottom water quality improvements.

Community Education - Proactive maintenance tools are excellent, but nothing can beat the impact of well-informed residents. We each play a role in the health of our surrounding waterbodies. Small actions like reducing the use of garden fertilizers, picking up trash, and properly disposing of pet waste can reinforce ongoing management efforts, help you maximize your freshwater maintenance budget, and bring people together for fun and relaxation around the water.

Sustainable management programs aren't just about finding natural solutions; they're

Continued on Page 15



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CAI LONG ISLAND summer party '22



Continued from Page 13



about getting ahead of problems and the natural milestones of aging that we know will occur weeks, months, and years down the road. While herbicides and algaecides are helpful and sometimes necessary tools in lake and pond management, they should never be viewed as a lasting solution. Even if a 100% natural management plan is not feasible due to budget, goals, or existing conditions, implementing some or all of these eco-friendly management solutions can help reduce the reliance on aquatic herbicides and save you money in the long run. Interested in a more natural approach to achieving a beautiful lake? Your local aquatic expert will guide you on the path to success – so that

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worrying about pond weeds or erosion is one less thing on your to-do list. ■

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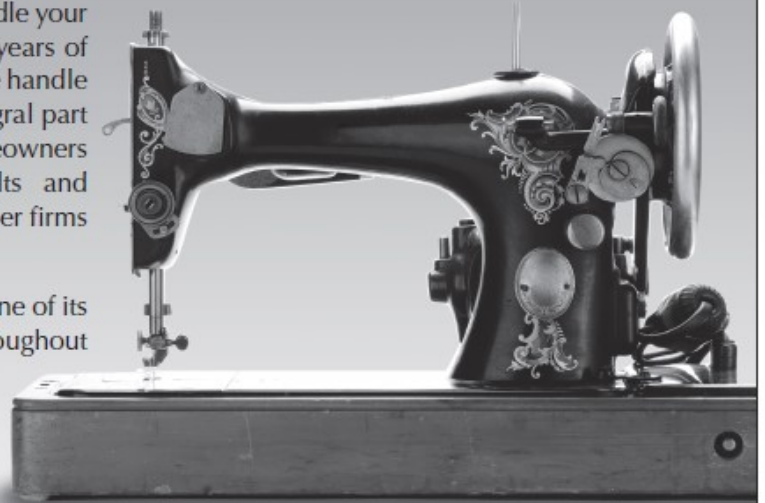
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