



Anne Abel <a.abel@masticbeachvillageny.gov>

VMB / Violet's Cove

16 messages

David Eldridge <david@taylor-eldridge.com> Mon, Oct 3, 2016 at 12:34 PM
To: Maura Spery <m.spery@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>, Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>, Christopher Anderson <c.anderson@masticbeachvillageny.gov>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>

Good morning:

Just a quick follow up on the proposed purchase of Violet's Cove;

As you know, the County has elected to move forward with the proposed tax sale of this parcel, just in case the Village's funding does not come through (again) - so they are holding it for us solely as a courtesy - and with the clear understanding that it will be sold to the public unless we promptly provide written documentary evidence of the Village's ability to finance this transaction (such as a loan commitment, or other demonstrable evidence of available funding that can be used for this project). This request was first made several weeks ago.

Please remember that the clock is still ticking and the County will indeed, sell this parcel if we don't come up with something sufficient to show we are ready, willing and able to purchase Violet's Cove in the very near future - so anything that you can do or provide in this regard should be taken care of ASAP - or we'll be on the outside looking in while they sell it off to the highest bidder . . .

Thanks,
Dave

—
J. DAVID ELDRIDGE, ESQ.
Taylor, Eldridge & Endres, P.C.
Attorneys and Counselors at Law
811 West Jericho Turnpike, Suite 201W
Smithtown, New York 11787
(631) 265-5550

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Thank you.

Chris Anderson <c.anderson@masticbeachvillageny.gov> Mon, Oct 3, 2016 at 12:44 PM
To: david <david@taylor-eldridge.com>
Cc: Joseph Johnson <j.johnson@masticbeachvillageny.gov>, Maura Spery <m.spery@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

I sent my proposed budget changes last week and have heard no real feedback. The sanitation line alone should cover it after the line is adjusted to match the actual contact price.

David were you copied on that?

Chris Anderson
Trustee
Village of Mastic Beach
631-879-1551
(please note this is a new cell #)

[Quoted text hidden]

Maura Spery <m.spery@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 1:03 PM

To: Christopher Anderson <c.anderson@masticbeachvillageny.gov>

Cc: Joseph Johnson <j.johnson@masticbeachvillageny.gov>, David Eldridge <david@taylor-eldridge.com>, Anne Abel <a.abel@masticbeachvillageny.gov>, "Susan F. Alevas Esq." <s.alevas@masticbeachvillageny.gov>, Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

Anne Able strongly said to me, in person, that money was not available from any of the lines that you proposed

[Quoted text hidden]

Joseph Johnson <j.johnson@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 1:06 PM

To: Maura Spery <m.spery@masticbeachvillageny.gov>

Cc: David Eldridge <david@taylor-eldridge.com>, Christopher Anderson <c.anderson@masticbeachvillageny.gov>, "Susan F. Alevas Esq." <s.alevas@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

Anne is on this email...can we please have her input, thank you

Joseph H. Johnson, Village Trustee
Village of Mastic Beach
369 Neighborhood Road
Mastic Beach, NY 11951

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[Quoted text hidden]

Chris Anderson <c.anderson@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 1:06 PM

To: Maura Spery <m.spery@masticbeachvillageny.gov>

Cc: david <david@taylor-eldridge.com>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>, "Susan F. Alevas Esq." <s.alevas@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

If she actually said that, I would like confirmation of that statement (from her) sent to the board and then we have a discussion about it in executive session.

Chris Anderson
Trustee
Village of Mastic Beach
631-879-1551
(please note this is a new cell #)

On Oct 3, 2016 1:03 PM, "Maura Spery" <m.spery@masticbeachvillageny.gov> wrote:
[Quoted text hidden]

Anne Abel <a.abel@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 6:18 PM

To: David Eldridge <david@taylor-eldridge.com>

Cc: Maura Spery <m.spery@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>, Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>, Christopher Anderson <c.anderson@masticbeachvillageny.gov>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>

Good Afternoon -

I am trying to put together a complete analysis of this years budget in comparison to the 2015-16 budget so that everyone is aware of the financial status of this Village. I have not had the time to get to this as I had wanted as I had work waiting for me when I came back last week as well as the Auditors continued testing of revenues and expenses and document requests. The budget changes were only submitted mid day last Wednesday.

I thought I was pretty direct in my reasons as to why the Village should not be purchasing Violets Cove in preparation for the last Board meeting.

- The original source of funding that was suggested, the DPW Maintenance of Roads Contractual/Supplies line only had \$118,000 budgeted and already has expenditures paid and is awaiting a tractor repair estimate that could be **THOUSANDS** of dollars.

- As for the Garbage line being adjusted to the garbage contract, the contract was done based on the total properties in the Village less all vacant homes. Since June 1st the Village has added 86 homes back to the garbage pickup at an additional cost (the last one being added as of today). The Garbage line also includes the cost for the dumpster at Village Hall paid to Winters Bros so the line is not simply the Quickway contract.

- The Insurance line is budgeted at \$195,000. To date, the Village has received notices that two (2) of the insurance policy components may be renewed but in excess of a 10% increase in premium, and the third component, the Board Errors and Omissions policy has been **cancelled**. The insurance was budgeted for an increase in premium but since the budget was adopted there was an addition of Marina 5 to our liability holdings AND Violets Cove would be yet another addition for which there is NO estimate of a policy cost. Should the Village have to accept policies with a self insurance component there will have to be funding available to cover that value as well as all the legal fees that will not be covered by insurance as they have been. The loss of the Errors and Omissions coverage is huge! I don't know where coverage can be obtained from but that is a policy that I advise you to get in place regardless of the cost.

- The Budget also did not take the value of the unemployment insurance into consideration which has to be paid for a minimum of 26 weeks with the potential for extensions on any of the employees. Yes this is offset by vacant positions but those vacant positions are creating other losses in manpower resulting in only basic services in the DPW and Code areas and a loss in revenue in the fact that there is not sufficient clerical manpower to complete all of the tasks of the prior employees.

- The Village also needs to run two (2) votes this fiscal year and there was a reduction in the budgeted funds for elections from which the voting expenses would come.

- On the revenue side, the delinquent accounts report, run today 10/3, for the outstanding taxes shows a base due of \$343,051. I have no doubt that other taxes will be collected for the 16-17 fiscal year but there is no guarantee as to how much.

- As the spreadsheet said, the budgeted Franchise fees are potentially high! Even after all the research that was done on the additional fees, it appears that the Village likely will not be able to collect the additional revenues or the majority of such.

- The deficit from the 2015-2016 fiscal year has still not been determined which starts the 2016-2017 fiscal year already behind in revenues with no provision for covering the deficit in the current budget. Covering the deficit has to be the top priority of the Village and further cuts in expense lines would be the resolution to that!

- The Village cannot afford to "rob Peter to pay Paul" for the purchase of a building that we will not only have to find money to purchase but then have no funds to repair. This building has been vacant for numerous years, prior to Superstorm Sandy, sustained damage in Superstorm Sandy and is dilapidated at this point in time.

Thank you,
Anne Abel

[Quoted text hidden]

Anne Abel
Treasurer

Village of Mastic Beach
369 Neighborhood Rd
Mastic Beach, NY 11951
(631)281-2326 ext. 306

Fax (631) 772-2432

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e.manzella@masticbeachvillageny.gov <e.manzella@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 6:27 PM

To: Anne Abel <a.abel@masticbeachvillageny.gov>

Cc: David Eldridge <david@taylor-eldridge.com>, Maura Spery <m.spery@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>, Christopher Anderson <c.anderson@masticbeachvillageny.gov>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>

Well I think that's pretty clear.

Sent from my iPhone

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Joseph Johnson <j.johnson@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 6:33 PM

To: Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>

Cc: David Eldridge <david@taylor-eldridge.com>, Christopher Anderson <c.anderson@masticbeachvillageny.gov>, Maura Spery <m.spery@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

Sadly it is

Joseph H. Johnson, Village Trustee
Village of Mastic Beach
369 Neighborhood Road
Mastic Beach, NY 11951

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[Quoted text hidden]

Maura Spery <m.spery@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 6:45 PM

To: Joseph Johnson <j.johnson@masticbeachvillageny.gov>

Cc: David Eldridge <david@taylor-eldridge.com>, Christopher Anderson <c.anderson@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, Elizabeth Manzella <e.manzella@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

Chris,

Does that answer your questions?

[Quoted text hidden]

Anne Snyder <a.snyder@masticbeachvillageny.gov>

Mon, Oct 3, 2016 at 6:50 PM

To: Maura Spery <m.spery@masticbeachvillageny.gov>

Cc: J David Taylor-Eldridge <david@taylor-eldridge.com>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>, Christopher Anderson <c.anderson@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, "Elizabeth (Betty) Manzella" <e.manzella@masticbeachvillageny.gov>, "Susan F. Alevas Esq." <s.alevas@masticbeachvillageny.gov>

I guess that sums it up. Get it? Sums it up.....

Anyway funds are low, I guess Violet's Cove is a no go.

Anne Snyder, Trustee
Mastic Beach Village
(631) 745-8848

[Quoted text hidden]

Chris Anderson <c.anderson@masticbeachvillageny.gov>

Tue, Oct 4, 2016 at 8:44 AM

To: Anne Snyder <a.snyder@masticbeachvillageny.gov>

Cc: Joseph Johnson <j.johnson@masticbeachvillageny.gov>, david <david@taylor-eldridge.com>, Maura Spery <m.spery@masticbeachvillageny.gov>, "Susan F. Alevas Esq." <s.alevas@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, "Elizabeth (Betty) Manzella" <e.manzella@masticbeachvillageny.gov>

Anne (Abel),

None of your email really said anything about my spreadsheet other than a dumpster at dpw, which does not cost 160k.

Please look at my recommendations and provide your opinion.

Not sure why you even brought up dpw cont. Services, considering I didn't touch that line.

Maybe you didn't have time to read it, if so, please take the time today.

Board members, I have no idea what you are agreeing with, since there is nothing about any of my suggestions in the treasurers response.

Susan, please put this on the agenda for the work session.

Chris Anderson
Trustee
Village of Mastic Beach
631-879-1551
(please note this is a new cell #)

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Susan F. Alevas, Esq. <s.alevas@masticbeachvillageny.gov>

Tue, Oct 4, 2016 at 9:03 AM

To: Chris Anderson <c.anderson@masticbeachvillageny.gov>

Cc: Anne Snyder <a.snyder@masticbeachvillageny.gov>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>, david <david@taylor-eldridge.com>, Maura Spery <m.spery@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, "Elizabeth (Betty) Manzella" <e.manzella@masticbeachvillageny.gov>

Hi All,

Many thanks for your note, Chris. I will add this as an agenda addendum for tomorrow night's meeting.

For everyone's information, Anne Abel is not scheduled to work today.

All the best,
Susan

[Quoted text hidden]

—
Susan F. Alevas, Esq., *Village Clerk/Administrator*
Village of Mastic Beach
369 Neighborhood Road
Mastic Beach, NY 11951
631.281.2326, extension 300
Click here to visit the Village website
Click here to follow the Village on Facebook

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Anne Abel <a.abel@masticbeachvillageny.gov>

Wed, Oct 5, 2016 at 1:26 PM

To: "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>

Cc: Chris Anderson <c.anderson@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>, david <david@taylor-eldridge.com>, Maura Spery <m.spery@masticbeachvillageny.gov>, "Elizabeth (Betty) Manzella" <e.manzella@masticbeachvillageny.gov>

Good Afternoon -

As the Board is aware, there are fiscal tasks at Village Hall that need to be addressed in the scope of my job. Thus, I appreciate those who are understanding the information I have provided in response to Trustee Anderson's inquiry.

Regarding the individual spreadsheet comments, I did notice that **NONE** of my responses to revenue shortage and unknown impending expenses have been taken into consideration.

The email record is clear that I have addressed the lack of funding possibilities regarding the purchase of Violets Cove.

Thank you,
Anne Abel

[Quoted text hidden]

David Eldridge <david@taylor-eldridge.com>

Wed, Oct 5, 2016 at 2:00 PM

To: Anne Abel <a.abel@masticbeachvillageny.gov>

Cc: "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, Chris Anderson <c.anderson@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>, Maura Spery <m.spery@masticbeachvillageny.gov>, "Elizabeth (Betty) Manzella" <e.manzella@masticbeachvillageny.gov>

Thank you Anne; I know how full your plate is right now and certainly appreciate you taking the time out of your busy day to investigate this for the Board so quickly;

I too, have reviewed the proposed plans and options for Violet Cove as prepared by both the State and County, and agree that this would be an invaluable part of the Village's renaissance and rebuilding, and thus, completely understand and appreciate the urgency on the part of the Board in seeking to make this happen in the limited time provided and made available by the County.

However, while I am not an accountant, and unless I am missing something, notwithstanding the budgetary schemes and sleight-of-hand options previously mentioned, there is simply **NO** money anywhere in the Village's coffers, under any budgetary line or theory, that would enable us to finance the purchase of this property at this point in time, period.

Anne, is that fairly accurate?

Is there **ANY** way we can legitimately pull this off within the next 2 weeks or so, max?

Unless someone has a legitimate idea or option actually and currently available that would enable such a purchase, we will not be able to provide the County with the required written evidence of our fiscal ability to finance this purchase, which we were already supposed to have provided.

I don't want to waste the Village's time or money continuing to pursue a lofty and well-intended goal that will never come to fruition under the current circumstances . . .

Kindly advise

Dave

[Quoted text hidden]

Chris Anderson <c.anderson@masticbeachvillageny.gov>

Wed, Oct 5, 2016 at 2:03 PM

To: david <david@taylor-eldridge.com>

Cc: Joseph Johnson <j.johnson@masticbeachvillageny.gov>, Maura Spery <m.spery@masticbeachvillageny.gov>, Anne Abel <a.abel@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, "Elizabeth (Betty) Manzella" <e.manzella@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

David,

Let's discuss this tonight.

Chris Anderson

Trustee

Village of Mastic Beach

631-879-1551

(please note this is a new cell #)

[Quoted text hidden]

Anne Abel <a.abel@masticbeachvillageny.gov>

Wed, Oct 5, 2016 at 3:26 PM

To: Chris Anderson <c.anderson@masticbeachvillageny.gov>

Cc: david <david@taylor-eldridge.com>, Joseph Johnson <j.johnson@masticbeachvillageny.gov>, Maura Spery <m.spery@masticbeachvillageny.gov>, "Susan F. Alevas, Esq." <s.alevas@masticbeachvillageny.gov>, "Elizabeth (Betty) Manzella" <e.manzella@masticbeachvillageny.gov>, Anne Snyder <a.snyder@masticbeachvillageny.gov>

David -

There is no funding for this purchase!

The Board voted for an "austerity" budget to make this another tax neutral year for the Village residents which is wonderful but now the Village has to live within its constraints. We are still awaiting the outcome of the prior year deficit as well as the unknown cost of current year unanticipated/unbudgeted expenses (credit protection and potential dissolution costs). There are current uncollected tax revenues and budgeted revenues that may not come to fruition.

There was no reserve funding budgeted for additional expenses or for the building up of a cash reserve for any emergencies.

All of the current conditions of the Village were taken into consideration when Moodys downgraded the Bond ratings which translates to higher borrowing rates and yet more money the Village would have to fund that isn't budgeted. I my opinion the top priority for the Board right now needs to be finding Errors and Omissions insurance the cost of which is influenced by past practice and every decision they make going forward.

Thank you, Anne Abel

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