



December 2016

Seaview Newsletter

We have moved into the winter months in Seaview and have closed our community and have started all the infrastructure and renovation projects that are scheduled for this off-season. Seaview experienced the best weather throughout the summer in recent memory and even weathered tropical storm Hermine during the latter part of our Labor Day weekend.



REFLECTIONS - SUMMER THOUGHTS

ANNUAL MEETING AND ELECTIONS

The 2016 Annual meeting in September was very well attended by over 100 residents, even as our island was being threatened by Tropical Storm Hermine. Our residents unanimously decided to elect all the Association's nominees to serve our community on the Board of Directors for the next 3 years. We would like to thank Robert Familant, Bob Friedman, Jay Lewis, Fred Connolly and Alan Warren for their commitment to continue to serve Seaview.

BLOCK PARTIES

The 2016 Block Parties were a tremendous success and were well attended, giving our residents an opportunity to socialize with their neighbors, see old friends and meet other residents from other blocks over great food and drinks. I would like to extend the Association's thanks to; Kathy and Rick Perkal, Roberta Gratz, Diane Charlap, Mo Mason and Michelle and Barry Katz for hosting their respective block parties and to the block party chairperson Alexander Shermansong for organizing the event.

TROPICAL STORM HERMINE

Tropical Storm Hermine made it up the east coast in an attempt to disrupt the end of our summer and Labor Day weekend. The Association was able to send out numerous Hermine email communications that kept our residents updated regarding all the relevant information that was known throughout Hermine's tracking up the east coast and until it passed Long Island. We communicated the factual information that allowed our residents to make informed decisions about staying on the island or leaving early. We would like to extend our thanks to the Luke Kaufman, a life-long Seaview resident and the Manager of the Fire Island Ferries, Ian Levine the Chief of the Ocean Beach Fire Department and Islip's Town Supervisor Angie Carpenter for their cooperation and information to our Association throughout the storm allowing us to keep you better informed.

GALE STREET BULKHEAD RETURN

The Association needed to get an emergency permit to allow the Association to extend our existing Gale Street bulkhead return an additional 40 feet. The Association's artisanal water company return and boat basin's electrical panel were threatened from an adjoining resident's deteriorated bay bulkhead through Tropical Storm Hermine. Seaview was able to obtain the emergency permits needed and immediately contracted a licensed bulkhead builder to construct the additional extension of the Association's pre-existing return to eliminate any further potential threat to our infrastructure. The cost of this emergency construction was covered by Islip's Erosion Control District and not from the Association's coffers.



Construction of additional bulkhead return



New Bulkhead return completed



OFF SEASON NEWS – SINCE WE HAVE WINTERIZED

SEAVIEW'S CLOSING

Seaview's Manager Larry Mattiasen and our staff have closed our community. This takes weeks to accomplish, along with starting all the off-season infrastructure projects Seaview planned.

Please make sure that your contractor has shutoff your home's water and has winterized your house so that you don't have any off-season freezing problems in your house.

Please make sure that you have removed your wagon from the Seaview wagon park. Any wagons or bikes (in the bike park) that are now left will be deemed abandoned and will be disposed of. This allows us to repair broken boards and railings at the wagon park and the bike racks.



BULKHEAD RENOVATIONS

The Board has decided to finish the Association's repair of our bayside bulkheads this off season. This is not an easy process! We are currently trying to obtain all the necessary permits and proper governmental filings to allow us to undertake these remaining repairs. The remaining Bayfront bulkheads that we are looking to repair are on Baywalk from C to D Streets and the end of Homesite, Ivy and Kelp Streets.

We will be looking to the Islip and Brookhaven Erosion Control Districts to fund the completion of the remaining portion of Seaview bulkheads this spring. We will be dependent on the governmental agencies and their permitting approval.

FIMI BEACH REPLENISHMENT PROJECT

The FIMI Beach Replenishment Project started a week before it was supposed to in Seaview.

Seaview's beach has been covered with all newly pumped sand. Our beach is beautiful and wide. There is a 27' portion to complete on the Seaview - OBP border, east of Midway. We have been told that this should be done shortly with sand that was purposely left behind for this purpose.

The Army Corps of Engineers (ACE) and Great Lakes Dock and Dredging Company (GLDD) have completed all the pumping of sand for this Contract 3A (Seaview to Fair Harbor) and Robert Moses State Park. They are in the process of removing their equipment and piping. They have been constructing our crossovers and steps. The railing construction will follow. All our walks will have 7' crossovers and Evergreen will be an ADA ramp. We are expected to all our walks in and completed with their railings by March 2017. Please watch your emails for the Association's updates.



WINTER GENERAL ASSOCIATION MEETING

The Association's Winter meeting will be on **Wednesday February 1, 2017 at 6:30 pm** at the All Souls Church at 1157 Lexington Avenue, New York NY 10075 (between 79th and 80th Streets). We encourage all residents to attend.

We will be sending out the 2017 Seaview Association budget shortly to give you plenty of time to evaluate these materials prior to our Winter Meeting. Having our Winter Meeting earlier than years past will allow the Association to invoice our residents for our 2017 service charges and dues in February. This earlier billing will give the Association necessary cash flow for all the projects we have undertaken in a continued effort to improve and maintain our community's infrastructure.



A notice of this meeting and the 2017 SVA budget will be mailed to you with a Proxy should you not be able to attend. We request any resident who can't attend to please return their proxy allowing you to be represented.

NEW INFRASTRUCTURE PROJECTS

NEWLY RENOVATED STREETS

We are continuing to repave and repair our streets. The old sidewalks have been broken up and are in the process of being prepped or the new pavers are being installed. The streets being repaved this off season are:

- Baywalk between B and D Streets
- C Street between Central and Baywalk
- D Street between Baywalk and Central and around the Seaview Market
- Baywalk between Fairway and the Ocean Bay Park border (Already being repaved).
- K Street between Baywalk and the bay.
- G Street between Baywalk and Neptune (Already Repaved).

BAYWALK LIGHTING PROJECT

The Board decided that while we are repaving Baywalk from the Ocean Beach border to the D Street curve, the PSE & G electric cables will be buried. This is not as easy a project as it may seem. There are a lot of logistical issues that have to be considered and dealt with. There are two residents whose electrical service are fed off of the Baywalk poles. We need to relocate their service to new poles that are in close proximity to their homes. In one of these homeowner cases, we need to get a neighbor's permissible easement to bury these power cables to bring their electric service back to their house. We are now in the process of trying to determine new poles and lighting fixtures that would light Baywalk with ambient lighting for safety and security. When this project is completed it will allow our residents a gorgeous view of the bay while walking between Seaview and Ocean Beach along the bay and let the Bayfront residents enjoy lighting that doesn't negatively impact their respective views from their homes.

BOAT BASIN BULKHEAD

The Association is scheduled to complete the last needed renovation of the southern bulkhead along Central and adjacent to F Street in our boat basin. This was put off last year due to our finances, but is budgeted to occur this winter.

SEAVIEW WATER COMPANY

We will be upgrading our water company this winter. This includes, repairs and upgrades to the wells, updating and upgrading our control systems and monitoring abilities.

BAY BEACH

The Association is going to be replacing the sand on the southeastern portion of the Bay Beach that has shown signs of having some of the old garbage yard debris and glass surfacing. We will be digging all this sand out and replacing it with new clean sand that we will have shipped over to the island. This will assist us insuring the safety of all of the residents and children who use our bay beach throughout the summer.

TENNIS COURTS

We are currently in the process of doing some much needed renovations to our tennis courts. These renovations and upgrades are a storage and supply shed by the tennis pro's court, the replacement of the tennis court clay on the two pro's courts that was undermined by past flooding on our courts and a new sprinkler shed.

TENNIS PROS QUARTERS

The Association will be renovating the tennis pro's quarters this spring, including replacing and upgrading the windows and the front door, replacing the floor in the apartment, replacing the shower and up-grading the bathroom, repairing some decaying walls, work on the overhead fans, electrical work and painting.

COMINGS AND GOINGS

Seaview is growing with the construction of three new residences. The house across from the Seaview Market was recently sold to a Seaview resident. There were two other vacant pieces of property that have been purchased and the new owners are in the process of building brand new homes in Seaview.

Longtime resident Jeannie, Mark and Jan Buchalter have sold their Baywalk home to a family that was a frequent guest to Seaview and loved Seaview so much they wanted their family to be a part of our community. Welcome!



There are several other homes or properties that were purchase by Seaview residents in this past year for their families, their children and grandchildren.

We have seven new residents in Seaview in 2016 who chose to make their new summer home in Seaview. Please come to our 2/1 meeting so we have a chance to formally welcome you.

I would like to thank all the residents who have reached out to me to thank the Board of Directors for all their dedicated hard work. Seaview continues to be the most sought after community on Fire Island to live in and be a part of.

On behalf of the Board of Directors, I would like to take this opportunity to wish everyone and their families a very happy Hanukkah, Merry Christmas and a very happy, healthy and safe New Year.



We look forward to seeing you at our Winter Meeting on February 1 at 6:30 pm. Watch for the Association's 2017 budget and meeting announcement mailing.

I am available to listen to your ideas or address your concerns. I can be reached in my office at 212-734-2312 (Monday through Friday - 10 am to 6 pm) or anytime by email at truskin@cmp-group.com.

Tom Ruskin

President
Seaview Association