



Welcome Beekman Owner!

We are pleased to welcome you to our 2026 Annual Meeting! Thank you for being part of our community and for taking the time to join us.

Please review your attached copy of the 2025 Annual Meeting Minutes, as we will be voting on them this evening.

We look forward to a productive meeting, and a great year ahead!

Thank you!

Sincerely,

Board of Managers

BEEKMAN PLACE ESTATES ASSOCIATION
ANNUAL MEETING
October 6, 2025

Board of Managers: Dorsey Cokkinias, President
Steve Malfas, Interim VP
Barry Solomon, Secretary
Tammy Basdekis, Treasurer
Linda Hemmerly, Member at Large

Dorsey Cokkinias called the meeting to order at 7 p.m. and introduced the Board members, noting that Steve Malfas was not able to attend. Dorsey invited candidates running for a seat on the Board to speak. Paul Menard (138) talked about his profession and prior board experience. Carole Ross (83) spoke about her time living at Beekman. Dorsey applauded their willingness to serve on the Board, and mentioned that there will be two open seats next year.

Noreen Sullivan (52) had a question for another candidate, Kelly Horton, who was not able to attend the meeting. Noreen expressed her opinion that people who live at Beekman have more of a vested interest in what happens than owners who are landlords. Residents are able to report issues more quickly, than someone who does not live here.

Dorsey recognized Mark Savaria's efforts on the maintenance team, along with Jess, while Rick is out with an injury. Dorsey also mentioned that any young adults who would be interested in shovelling snow off stoops in the wintertime would be of great assistance. Please remind your neighbors to be responsive when it is time to move vehicles for plowing. Dorsey also recognized Linda Witte, the office manager, for getting to know Beekman's needs and protocols.

Jim Angell (12) made a motion to accept the minutes from the 2024 annual meeting, which was seconded by Marjorie Bloom (132). The motion carried and the minutes are accepted.

Dorsey noted that costs have been rising on everything. The Board has tried to keep our costs stable, but there are some necessities which must be purchased by maintenance each year. Because there is a fixed amount of money coming in per month, the HOA fees for 2026 need to increase by 10 percent. A letter will

go out to owners reflecting their new payment amounts.

By September 2025, there was almost \$13,000 past due in common fees. Linda works with the attorney after an owner is three months in arrears to recover fees. The outstanding loan on the roof is \$7,928. Our reserve fund has approximately \$182,000. Dorothy Graveline (76) noted that seven accounts have not paid anything on the roof assessment yet. Dorsey responded that when someone is in arrears on HOA fees, a lien can be imposed, but that is not the case for a special assessment. Some people are paying a minimal amount each month to show good faith.

Greg Santiago (318) questioned whether there is any other option aside from raising monthly fees and asked why the increase will be 10 percent. Dorsey responded that that amount will add enough to the budget to be able to continue to pay our bills. Tammy Basdekis noted that the insurance will be going up 10 percent next year. Greg asked if maintenance costs can be reduced. Mark noted that sidewalks, tree work, and snow plowing are some of the higher expenses we have to pay.

Dean Howard (101) asked if the increase in HOA fees would need to happen if the roof assessments were all paid in full, and Dorsey said that it would. The budget is always produced assuming that everyone pays their monthly fees. Dean also mentioned that when he first moved to Beekman, someone on the Board pledged to bring down costs, yet they continue to go up. Dorsey said that unfortunately there is not much that can be done to lower costs, but that there is an idea to have an adopt-a-tree program so that new plantings would not be paid for by Beekman. Anyone is welcome to come to Board meetings with ideas to reduce costs.

Greg Santiago (318) asked about moving the business office into the pool shed area in order to save on rent. Dorsey responded that years ago she got a quote from architects to build a common area there, but that the cost was prohibitive. Dorsey encouraged Greg to do some research and make a proposal to the Board. Barry Solomon noted that the rent has been reasonable, but it will be going up next year.

Dorsey discussed that when robo-calls have gone out about trash and other matters, people don't listen to the message, but then call Linda at the office to ask what it was about. Scott Ross (83) suggested the calls

could be replaced with text messages so people would not be annoyed by phone calls. Dorsey responded that owners would have to update their contact information for Beekman business, which some are reluctant to do.

Tammy asked if there was a limit to how many people can be on a group text message, and Dean Howard (101) responded that there is not a limit for a paid service similar to the robo-call provider. Dean suggested fining people who would not provide their information to the association. Dean also asked whether a hybrid in person/Zoom meeting would work to reach a quorum, which would modernize our procedures. Dorsey said that the Board could look into it.

Sandy Sullivan (172) mentioned that many of the older people may not use text messaging or have cell phones. Barry noted that the vast majority of owners could be reached with a text. Carole Ross (83) suggested giving people an option between a phone call and text message.

Greg Santiago (318) asked if the confusion about which day trash would be picked up has been resolved. Dorsey noted the timing of the pickups has been inconsistent since the merger of trash companies. Greg also said the island at the entrance of Beekman looks terrible. Dorsey suggested that owners could volunteer to work together on that area, and also noted that the Beekman sign is faded and needs to be fixed or replaced. The mulch color is going to be changed from red to brown, and Mark is going to trim the shrubs so they will grow back smaller.

Dean Howard (101) noted that there are many more children at Beekman than when he first moved here, and would like to give out candy for Halloween. He asked if there is a way to inform parents which owners would like to give out candy. Erin O'Neill (68) suggested a sign that could be put on front doors to indicate that you welcome trick-or-treating. Dean asked if there is a Beekman forum or app that we can use to communicate, and Dorsey suggested connecting with Joe Rondoletto, who made our website, beekmancondos.com, in order to come up with ideas.

Dorothy Graveline (76) brought up the topic of rented units. Dorsey said that according to the bylaws, we cannot forbid renters, but they are discouraged as much as possible. The Board is not able to screen who

is moving into Beekman. Barry noted that owners to have to ask for permission to rent, and must have a one-year lease for renters.

Tammy mentioned that we did not have pool attendants this year, which saved around \$8,000. Mark opens the pool area in the morning and adds the chemicals, and Tammy takes care of it the rest of the day on a volunteer basis.

Linda Witte announced that 95 ballots were cast in the election, and that 71 votes went to Paul Menard, who received a round of applause for being elected as the newest Board member.

Jack Graveline (76) addressed the difficulty of people driving the wrong direction in the parking lot. Dorsey noted that residents who have been identified have gotten fines, but that delivery drivers have added to the problem.

Mohamed Ibrahim (138) mentioned that multiple people had their cars egged or doorbells rung in the middle of the night, and wondered if surveillance cameras could be used as a deterrent. Dorsey said that it had been discussed and the cost was prohibitive, but it could be looked into again. Barry noted that some people have their own doorbell cameras, and Dean Howard (101) mentioned that there are some cameras now that are battery-operated which make them more convenient.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,
Sarah Mubarek (184)