

105th Annual Meeting of the Bay View Improvement Association

Meeting opened September 5, 2026 – Calf Pen Meadow School – 10:06 am

The current Board members were introduced:

Brian Logan Beirne (Chair); Teresa Sirico (Vice Chair); Elizabeth Schildgen; Kevin Gilbert and Laura Hanifin. Also introduced were Jill Evans (Treasurer), Alison Gilbert (Clerk) and Gina Badalamenti (serving as Parliamentarian).

Reading of the Minutes of the 2025 Annual Meeting. Sharon Joslin (7 Warren St.) made a motion to forgo reading the minutes. Sheila Beirne (55 Bayshore Drive) seconded the motion. All were in favor and the motion passed.

The Report of the Chair:

Logan welcomed new members to our community. Jonathan Leone of 32 Field Court introduced himself.

Logan praised the hard work of the community through a very successful year. He noted our fantastic recreational calendar, strengthened financial position, and improvements to the beach, swimming area, and Warren Street entrance. He thanked all the committees and board members for their work. He also said that he respectfully declined the nomination to run for reelection and welcomed other members to take his place.

Report of the Clerk:

There are currently 15 delinquent homeowners, 6 are single year, 9 of whom are long term. Liens will be placed before the end of September.

Report of the Treasurer:

Jill stated out of 355 properties there are 332 houses who have paid their dues and 8 lots have paid their dues. 15 houses are delinquent. The proposed 2026/2027 budget was presented for approval.

Victor Lamberti (12 Bayshore Drive) noted the potential costs associated with the aging jetty.

Karen DeRosa (29 West Orland) made a motion made to accept the budget for the 2026/20227 year. Sharon Joslin (7 Warren St.) seconded.

All were in favor and the motion passed.

Roll call of the proxies:

A total of 87 proxies were presented.

Gina Badalamenti – 2, Logan Beirne – 18, Karen DeRosa – 2, David Evans – 1
Kevin Gilbert – 1, Diane Gullo – 1, Laura Hanifin – 1, Bob McComish – 3
Moshe Munzer – 1, Tammy Mursko – 2, Elizabeth Schildgen – 19,
Doroty Schildgen – 8, Teresa Sirico – 27, Lisa Stefanko - 1

New Business:

- I. Marc Provenzano (45 Bayshore Drive) made a motion to form a committee to study, and recommend to the board, BVIA policies for **Short Term Rentals**. Karen DeRosa (29 West Orland) seconded.

Gina Badalamenti made a motion to modify the above motion that someone on the committee research and fully understand our rights and responsibilities as an association making sure our rights are protected over the tenant's rights. The modification was accepted via unanimous consent.

Attorney Martelon spoke regarding short term rentals and the rules passed by the City of Milford. He said adopting regulations does not impact the charter and creating a committee is appropriate. He stated we could adopt the city regulations and make them distinct to Bay View which could include being more strict. If we want to do this, we need to apply for a permit.

Motion passed, as modified.

- II. Marc Provenzano (Bayshore Drive) made a motion to **move away from volunteers and more towards paying for Beach maintenance, Landscaping and Beautification**. Don Persett seconded the motion.

Teresa thinks the motion is too broad.

Kevin wants to amend the motion so it includes getting estimates before the committee hires anyone.

Karen DeRosa sought an amendment to include investigating a porta potty as part of the new committee. No one seconded.

The discussion and vote were unsubstantiated. The beach maintenance committee will seek to use professional help, when prudent, and make recommendations to the board.

- III. Paul Joslin made a motion to **Form a new Charter Revision Committee** to study possible changes to the Charter and recommend changes to the board. Karen DeRosa seconded.
- Laura Hanifin (22 Odell Ave.) requested the committee explore restricting the number of proxies someone can get and how many proxies a person can bring to the meeting.
- Laurel Wypychoski (26 Warren Street) wants to know how committees are run. Logan explained that there are committee rules in the Charter and that committees refresh each year. He stated under the charter, anyone that wants something added to the agenda to discuss at the annual meeting may submit their requests to the board by July 31st each year.
- Attorney Martelon spoke and said if we were a home rule community, we could make changes to the Charter without any state involvement. However, he said, Morningside did this a while ago and it cost them \$65K to implement.
- Paul Joslin amended his motion to study and recommend potential changes to the charter including proxy number limits or any changes to the proxy system. Marc Provenzano seconded. **All were in favor and the motion passed.**
- IV. **Moshe Munzer asked Attorney Martelon about on-line voting.** Attorney Martelon stated electronic voting is not permitted by the state of CT. We could have voting machines which would have to be approved by the Secretary of State and the Attorney General's Office. We would be allowed to call a referendum to vote on the issues but you must be present to vote on a referendum.
- V. **Jeff Luzzi** made a motion to get proxies **notarized**. **Ann Shaw seconded. Motion failed.**
- VI. **Kevin Gilbert** made a motion to have a **Long-Term Planning Committee**. Dottie Arcovitch seconded. Motion passed.

The election:

Logan stated that we have one nomination from the committee, Tammy Mursko.

He then asked for nominations from the floor.

Elizabeth Schildgen of 19 Warren Street nominated Gina Badalamenti to the board and Laura Hanifin seconded.

Jonathan Leone of 32 Field Court nominated himself to run for the board. Jeff Luzzi seconded.

Votes were tallied. 117 votes for Tammy Mursko, 87 votes for Gina Badalamenti, 1 for Doreen Cianciullo and 9 votes went to Jonathan Leone.

Tammy and Gina were elected to the Board.

Pat Hauser moved to adjourn the meeting. Sharon Joslin seconded. The Chairman adjourned the meeting at 12:10 p.m.

There was an organizational meeting held immediately after the meeting.

Teresa Sirico was voted as chairman. Tammy Mursko was voted as vice-chairman.