

CHCA General Meeting: November 24th, 2025

Minutes: [03:39-03:49]

I. Pledge of Allegiance.

Michael Regan opened the meeting and indicated Paul DiPaola would lead the Pledge of Allegiance.

II. Treasury Report:

- Jim Walker reported the Treasury balance is approximately \$13,459
- The website is expected to migrate back to WordPress by the end of December, with notices to follow. Efforts will be made to minimize any related difficulties with dues payments.

[04:53-05:03] Jim Walker invited Paul DiPaola to provide an update on Harborfields High School activities.

III. School Update: Harborfields High School received notable rankings and recognitions; fall athletics achieved successes and engaged in charitable efforts, with winter sports and a charity volleyball tournament upcoming.

- Ranked 46th in New York State by U.S. News; additional recognitions cited (phrasing in transcript is ambiguous).
- Strong fall sports performances; specific athletes recognized for cross-country and diving.
- Charitable activities supported pediatric cancer and Thanksgiving food drive.
- Winter sports tryouts concluded, charity volleyball tournament upcoming.

IV. Vote on CHCA slate of officers for 2026:

Officers:

Co-Presidents: Jim Walker and Michael Regan
Vice President: Judy White
Treasurer: Dr. Patricia Coyle
Secretary: Carol Zwiulich

Advisory Board Members:

Robert Berding
Anne Wesp
George Pullis
Mary Werner
Elizabeth Cambria

Vote conducted on a slate via hand count with supplemental verification of email votes to be completed later.

- Motion initiated and seconded; hand vote recorded 13 ayes, zero nays.

V. **Vote on Bylaw Amendment:**

Proposed bylaw amendment aims to simplify tracking of member voting rights, shifting from calendar-year constraint to an extended-rights model.

- Proposed change: extend rights through December 31 of the next year regardless of signup timing in the current year.
- Key Decision: Adopt a simpler, extended voting-rights period approach - Rationale: Reduces administrative complexity and aligns with member expectations.

A hand vote on the bylaw amendment shows 16 “yes” votes with no “nays” in the room; email verification will follow to confirm passage.

- 16 yes votes; no nays recorded.

VI. The Pond Walk Project- is progressing; collaboration with Heckscher, Opera Night Long Island, the Vanderbilt Museum and others, focuses on signage at the bridge, Heckscher Park, and Gristmill Park.

- Advisory board member Bob Berding (not present) leading the effort.
- Work underway on images and design ideas; expect more concrete plans by the next meeting.
- The Mill Pond Walk will be executed in phases to improve approval chances; Center Shore Park is a separate, later phase due to complexity and cost.
- Collaboration with the 1653 Foundation; funding estimated in the hundreds of thousands excluding Center Shore Park; landscape designers have visited but pricing not yet been received.

Near-term efforts focus on signage for the Mill Pond Walk between the Grist Mill and Our Lady Queen of Martyrs, with multi-agency coordination underway.

- Work on signage and access planning; approvals and funding allocations required; project expected to take years.
Potential integration of a walkway with the Jellyfish project is being discussed, but progress is uncertain and the group will monitor, and advocate as needed.
- Mill Pond owners offered to incorporate a walkway with the Jellyfish; status uncertain;

VII. **The Chalet**

Monthly FOIL requests are being filed regarding the Chalet property to monitor any town communications; the latest response indicates no current activity or submitted plans.

- Carol Zwiulich will file monthly FOILs; recent reply shows no current activity.

The Chalet property redevelopment is surrounded by rumors; the CHCA supports lawful development within existing limits and emphasizes environmental protections.

- Rumors of large residential conversions countered by latest indications of hotel use; uncertainty remains.
- Emphasis on environmental sensitivity (freshwater spring and pond); vigilance promised.
- Key Decision: Oppose any expansion beyond legal height/footprint and any new variances for the Chalet property - Rationale: Protect environmental integrity and adhere to zoning/legal constraints.

An attempt to secure the Chalet property for open space failed; current economics raise concerns about the viability of keeping it as a hotel.

- EOSPA's offer was rejected; property sold for \$8.2M; renovation costs suggest higher room rates needed for viability.
- CHCA Board- Monitor Chalet redevelopment for financial and regulatory implications; engage if variances or environmental issues arise -

VIII. Traffic safety

initiatives target hazardous intersections at Little Neck Road/25A and Park Circle/25A; coordination with Keith Brown's office and NYSDOT is underway for an on-site meeting and potential remedies.

- Assemblyman Keith Brown's office engaged; DOT involvement needed due to jurisdiction.
- Planning an on-site meeting during peak traffic; Park Circle/25A also flagged.
- Traffic initiative (led by Anne Wesp) - Coordinate on-site meeting with NYSDOT and Keith Brown's office; conduct peak-period walkthrough at Little Neck/25A. Awaiting a response from the DOT as to a date for this meeting.

IX. Member Holiday Party -

The Vanderbilt Planetarium is confirmed for December 2, 6–8 pm, including a winter planetarium show around 7:30 pm; notices will be sent.

- Date correction to Dec 2; show around 7:30 pm.

X. Other:

Attendees invited to suggest 2026 priorities.

- **Oyster Initiative update**- include successful Montessori spat growth, a grant selection by the Long Island Sound School Network (up to \$5,000), and ongoing efforts to secure a permanent site, with HBCA unresponsive and alternatives under review.

- The Montessori spat nursery demonstrated viability; oysters reached ~3 inches.
- School selected for up to \$5,000 grant.
- Site search continues with 1653 Foundation; HBCA nonresponsive; considering Centerport Yacht Club; preference for Montessori/Alvernia.
- Continue site negotiations (HBCA, Centerport Yacht Club, Montessori/Alvernia) and report back by January

-Harborfields School

- Community engagement with Harborfields students is being pursued through Key Communicators, with opportunities for volunteering on projects (oyster project, Grace Log Cabin), community service fulfillment, and exploration of AI education.
- Promoted civic projects for student involvement; Grace Log Cabin committee to be set up.
- Students suggested a course on responsible and effective AI use.
Harborfields appears to be embracing AI more than before; emphasis is placed on students learning to use AI to remain employable.

- Observation of improved receptivity; note on employability: “It won’t be AI that’s replacing you... it will be someone who understands AI.”

-Next General Meeting

No general meeting in December due to the Vanderbilt party; January meeting tentatively planned for late January with a prospective guest speaker on scams and fraud prevention, subject to availability.

-Jellyfish property status:

Developers have authority to proceed under previously approved project (commercial ground floor, apartments above), though details may change; exterior condition is worsening, prompting public complaints, with no new plans on file.

- Prior legal challenges did not succeed; deterioration noted; planning board indicates no new submissions.
- CHCA Board to continue liaison with the planning board and monitor for any new submissions or demolition schedules

-Councilwoman-elect Jen Hebert

Meeting scheduled Dec. 3rd

CHCA Board Members - Meet with Councilwoman Jen Hebert Dec. 3rd to brief her on Centerport issues and Chalet stance

The association’s position on the Chalet as communicated to the town board: support keeping it as a hotel without seeking new variances that expand footprint or height beyond current law due to ecological sensitivity.

- Letter sent Nov. 10th, supportive if no new variances sought.
- Key Decision: Advocate for adherence to current zoning and environmental constraints at the Chalet - Rationale: Ecological sensitivity and community standards.

-Community discussion on deer and tick issues highlights public health risks and interest in educational programming.

- Prior presentation by Dr. Rassweiler referenced; suggestion to repeat with updates.
- Reports of high tick prevalence; anecdotes of serious illness.
- Maps of deer-related accidents; mention of alpha-gal impacts.

-Participants propose future meeting topics and a member announces an upcoming choral event.

- Call for topic suggestions and speakers.
- All participants - Submit topic suggestions for future meetings Announcement: A member (Speaker 7) sings with “The Silver Chords” at 2 p.m.; Dec. 7th, at the Huntington Moose Lodge-invitations extended to attend
- No December meeting; party on Dec 2; no RSVP needed due to larger venue.
- January date to be emailed when set; confirm inclusion on email list.
Members should check spam/promotions folders and add the site to their trusted sites to ensure they receive communications.

Meeting close with thanks, holiday wishes, and acknowledgments.

General Meeting: November 24th, 2025

Action Items:

- @Jim Walker - Verify email and website submissions to finalize slate vote count - Due: “tonight”.
- @Jim Walker - Review emails to confirm bylaw amendment vote results - Due: “tonight”.
- @Carol Zwiulich - File monthly FOIL requests and archive written responses

- @Anne Wesp - Coordinate on-site meeting with NYSDOT and Keith Brown’s office; conduct peak-period walkthrough at Little Neck/25A - [No due date mentioned].
- @Michael Regan - Send additional notices for the December 2 party - Due Date: Prior to Dec 2.
- @Michael Regan and team - Continue site negotiations (HBCA, Centerport Yacht Club, Montessori/Alvernia) and report back by January - Due Date: January (meeting).
- @Bob Berding and team - Continue coordination with town officials on signage and access planning for the Mill Pond Walk corridor
- @CHCA Board - Monitor Chalet redevelopment for financial and regulatory implications; engage if variances or environmental issues arise -
- @Jim Walker - Explore scheduling an updated tick and deer management presentation (potentially with Dr. Rassweiler or relevant experts)
- @Jim Walker - Consider including vehicle safety and alpha-gal syndrome information in

the planned tick/deer session

- @All participants - Submit topic suggestions for future meetings -
- @Michael Regan - Email January meeting date and agenda when finalized; ensure distribution list accuracy
- @All participants - Check spam/promotions folders and whitelist the organization's email/site
- @Jim Walker - Confirm January meeting date and secure a fraud-prevention speaker - Due Date: Before end of January.
- @Jim Walker - Continue liaison with the planning board and monitor for any new submissions or demolition schedules
- @CHCA Board Members- Meet with Councilwoman Jen Hebert to brief on Centerport issues and Chalet stance

Key Decisions

- Adopt a simpler, extended voting-rights period approach - Rationale: Reduces administrative complexity and aligns with member expectations.
- Advocate for adherence to current zoning and environmental constraints at the Chalet - Rationale: Ecological sensitivity and community standards.
- Proceed with the Mill Pond Walk in phases and treat Center Shore Park as a separate, later phase - Rationale: Phased approach improves chances of approval and aligns with resource constraints.