

**MEETING OF THE BOARD OF DIRECTORS  
WATER AUTHORITY OF NORTH SHORE  
HELD ON April 28, 2025 at 7:00 PM  
at GLEN COVE CITY HALL,  
9 GLEN ST., GLEN COVE, NEW YORK 11542**

Public Version

PRESENT:

James W. Versocki, Esq., Director  
George Pombar, Director  
Sandeep Kapoor, M.D., MS\_HPPL, Director  
James Greenberg, Esq. Director  
Richard Arena, Director

Appointed by:

Village of Sea Cliff Board Director  
Town of Oyster Bay (Hamlet of Glen Head)  
Village of Roslyn Harbor  
City of Glen Cove  
Town of Oyster Bay (Hamlet of Glenwood  
Landing)

ABSENT:

John Vasilakis, Director

Village of Old Brookville

ALSO PRESENT:

Joseph S. Lopes, Secretary  
Tony Croce, CPA/Treasurer  
Agatha Nadel

Representing:

WANS Board of Directors  
WANS Board of Directors  
Glen Head

Director Pombar, as acting Chairperson, called the meeting to order at 7:00 p.m. Four of six Directors were present, constituting a quorum, with Director Versocki arriving late. All Directors and attendees present joined in the Pledge of Allegiance.

For the first time we are video recording the meeting, using the Zoom conferencing app that has been set up. We will need this capability to meet the new requirements established by the state (ABO) and which become effective in June.

On the motion of Director Pombar, seconded by Director Greenberg, by **Resolution #25-04-01**, the **Minutes of the March 31, 2025 Public Meeting** and Executive Session topics were unanimously approved (4-0). (A copy of the public meeting minutes will be posted on the Authority website and are on file.)

**Finance Committee** – Director Vasilakis is absent so Director Pombar will ask that he circulate invoices (a few minor ones, but must be paid) for Board approval by email voting and paid as soon as feasible by Director Vasilakis from the Operating account:

CPA Croce Accountant's and Treasurer's reports:

- Balance Sheet: \$315K Operating funds cash, \$499K CDs and \$966K TD Wealth T-Bills for a total of \$1,782K in assets; No debt.
- Income Statement for 3-months ending March: Revenue \$14,580, expense \$7,463, Net Income \$7,117

- One page summary was previously distributed via email to all Board members
- ABO Filing Status:
- Budgets completed
  - The Investor Report is in progress, will need questionnaire filled out
  - Auditor has all the information he needs to complete work
  - Procurement report will need assistance from Auditor (just retained)
  - Annual Report has questions to be answered and will be assisted by Auditor and several Board members to get answers required
  - CPA Croce will press the Auditor for completion as soon as possible. While there is a deadline, it will be impossible to complete audit in time. Expect to have completion by mid-June.

### **Personnel Committee**

New Auditor Rehn & Maresco

- Michael Maresco has signed contract and engagement letter provided by Attorney Limmer and executed. CPA Croce is already working with Auditor Maresco.

### **Negotiations Committee**

WANS Board is awaiting response from Liberty to WANS Attorney letter and Appraisal Report within 60 days of March 3, 2025. Liberty's response is expected to include their version of Appraisal.

Director Greenberg will follow up with Attorney Limmer next week when the 60 days are up, who will be in touch with Liberty.

(Director Versocki arrived)

### **Governance Committee**

Open Meeting Guidance from ABO, effective June

- Publish agenda week before the meeting on the web site
- Publish minutes from the meeting
- Provide dial-in via video conference, provide for questions
- Post video recording of the meeting

Attorney Limmer attendance

- At next meeting attended by Attorney Limmer, get his guidance on whatever we need to do to comply with the guidelines
- Only if we have a response from Liberty, we should have Attorney Limmer attend, including comments on Guidance

Discussed membership requirements for Long Island Water Conference

- Is it too early to join this kind of membership since we are not an operating water authority yet
- Will discuss with Attorney Limmer the next meeting that he attends

- Cost: based on customer, annual Fee schedule has \$1,000/year for populations between 10,000 and 25,000 (where WANS falls), but we are not actually serving customers yet, so other categories may be more applicable (utility, professional, associate, associate, regulator) vary between \$50 and \$500.
- There are several other water organizations we could pursue membership
- Will ask if we could shadow membership for now or a temporary discount (Director Pombar will consult with Bob McAvoy)
- We will discuss further at next meeting

**Professional Services Update** – Nothing to report.

### **Public Comment**

Agatha Nadel:

- Deborah Franco in the Herald reported on Liberty appealing to legislature to repeal franchise tax. This is barking up the tree, makes it sounds like it's a great fix and we all know that it's a Band-Aid.
- Special franchise tax issue has been brought up 4 times in 2 consecutive legislative sessions and got squashed by the state legislators, particularly Assemblyman Lavine, who is very vehemently opposed to that.
- Liberty looking for any type of help to reduce the bills, still believe it's a Band-Aid. Even if they were able to get that passed, they're going to find another way to pay those bills.
- Article doesn't even say anything about the profit that you know is added into everything.

Director Versocki:

- We are monitoring Liberty's PR machine and are aware of their efforts. We are limited in our ability to respond because we're in the acquisition stage. And we'll need to respond but not disparage the company. It could be seen as us trying to devalue their asset during the negotiation process. So please don't take our silence on the issue as anything other than just us saying no comment.
- City of Glen Cove announced a \$3.4 million grant for water quality that we are not eligible – as a private company – to get.

### **Adjourn/Next Meeting**

The **Meetings of the Board** are planned to be held on the fourth Monday of each month, with the next date would have been May 26, but that is Memorial Day. Discussed previous Monday (May 19) but only if we receive a reply from Liberty. Decided on Wednesday May 28, 2025 at 7 pm.

To address the option of rotating meetings, Director Kapoor (Roslyn Harbor) and Director Versocki (Sea Cliff Village Hall) will check availability. (Secretary Lopes will create a calendar invite for all members and post on web site and Facebook announcements once venue is set.)

At 7:22 p.m., on the motion of Director Versocki, seconded by Director Greenberg, approved unanimously (5-0) by **Resolution #25-04-02**, the meeting was adjourned.

Respectfully submitted,

Joseph S. Lopes, Administrative Secretary  
**Executive Session**

6:15 p.m. Pre-Meeting Executive Session

WANS Board (in person):

Directors Present: Pombar, Kapoor, Arena, Greenberg

Topics for Board Review:

- Consultants
- Timeline
- Legal Matters

No resolutions were passed.