

**MEETING OF THE BOARD OF DIRECTORS  
WATER AUTHORITY OF NORTH SHORE**  
**June 30, 2025 at 7:00 PM**  
**at Glen Head Community Center**  
**200 Glen Head Road, Glen Head, NY 11545**  
**Draft**

**PRESENT:**

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

**Appointed by:**

Village of Old Brookville  
Town of Oyster Bay (Hamlet of Glen Head)  
Village of Roslyn Harbor  
City of Glen Cove  
Town of Oyster Bay (Glenwood Landing)

**ABSENT:**

James W. Versocki, Esq., Director

Village of Sea Cliff Board Director

**WANS Staff Present:**

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

**Public Attendees**

Agatha Nadel  
Edie Bourg (?)  
Sam Bundh (?)  
Luke Feeney (via remote Zoom)

**Representing:**

WANS Board of Directors  
WANS Board of Directors

**Representing**

Glen Head  
Glen Head  
Glen Head  
LI Herald Newspaper

Director Pombar, as acting Chairperson, called the meeting to order at 7:00 p.m. Five of six Directors were present. All Directors and attendees present joined in the Pledge of Allegiance. A roll call identified all who are present, with five Directors constituting a quorum. Live video, with link posted on WANS web site to enable remote public attendance for the first time 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 #25-06-01**, the **Minutes of the May 28, 2025 Public Meeting**, distributed earlier, were unanimously approved (5-0). (A copy of the final public meeting minutes will be posted on the Authority website and are on file.)

**Finance Committee**

- Director Vasilakis noted that check #24065 from last month, dated May 15, payable to Alex Lynn for \$150 has been voided. Alex decided to donate his assistance to the Water Authority.
- Director Vasilakis had previously distributed a list of regular expense invoices, including for our CPA, our secretary, legal fees and other miscellaneous items totaling \$2,539.20 previously circulated to the full Board of Directors for approval and comment, to be paid by Director Vasilakis from the Operating account. Director Vasilakis motion to approve

payments by **Resolution #25-06-02**, Director Greenberg 2<sup>nd</sup>, unanimously (5-0) approved.

- CPA Croce Treasurer's report:
  - Summary report was previously distributed via email to all Board members
- ABO Filing Status:
  - Budget for 2026 is not due until Oct 1. It is being worked on and will be ready for upload to ABO by then. The 2025 budget has been prepared, uploaded and submitted to ABO.
  - The investment and other required reports have been prepared and await the approval of the Auditor's report. The Board has received a draft copy of the PARIS report and will be reviewing it. PARIS reports are already due and slightly late. Board will table approvals of the PARIS reports until they have been reviewed.

#### **Personnel Committee - No activity on Personnel**

#### **Negotiations Committee**

WANS Board is moving along with discussions with Liberty. Attorney Limmer has been in contact with Liberty and we are awaiting further reply. From last month to this month there has been an exchange of communications between WANS attorney (Limmer) and the Liberty attorney and WANS is waiting for a reply to WANS last communication. WANS is monitoring to see how that progresses. That is the status as of today.

#### **Governance Committee**

(Secretary note: Since last meeting, response to FOIL Request #3 from Walden was sent on June 16, 2025.)

Nothing else new to report.

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

#### **Public Comments (Summary)**

Sam Budh (new Glen Head resident)

- Shocked at bills from Liberty, Coming from Queens and checking with friends in Massapequa. Questions about "incremental property tax"; why is there a tax? Nothing on bill explains it, so called Liberty and they said he was in "Town" of Sea Cliff, but also includes Glen Head and other areas. Tax is being collected as behalf of the Town. Called the Town Assessment office, who said they have nothing to do with Liberty Water.

- Directors Pombar and Kapoor responded to clarify role of WANS (not an operating district). Liberty serves Sea Cliff District, which includes Glen Head, GWL, and parts of other areas.
- Liberty pays local school taxes and other municipalities' taxes (including Town) and passes that along to their customers.
- Liberty is a for-profit company. Other public water districts do not bill taxes under water bills.

Edie Bourg (Glen Head):

- Why are we not paying a flat rate, rather than on water use?
  - The PSC decides the rate amounts and structure (just like with LIPA, National Grid, Con Ed, etc.). Water companies pay property taxes.
- Liberty Water bought New York American Water (effective 2022). WANS was formed to investigate the purchase and takeover of Liberty Water.
- Public Service Commission regulates all private utilities, including Liberty Water, including rates, water quality and operations.

Agatha Nadel (Glen Head):

- Any feedback from Attorney Limmer on how this is going?
  - We hired Attorney Limmer because he had experience with Great Neck public takeover and we are comfortable with his efforts, guidance and aggressiveness.
- Are we prepared to address the PSC if we are not making sufficient progress?
  - There is a PSC timetable in place with 8 steps. We are in Step 5 or 6. We are prepared to pursue the PSC.
- The percentage of non-water cost in the bills is increasing - up to 42% now

*Complete Public Comment discussions are available from the live recorded video posted on the WANS web site.*

During post-meeting Executive Session, on the motion of Director Vasilakis, seconded by Director Pombar, approved unanimously (5-0) by **Resolution #25-06-04**, the Board approved action on the filing of the ABO-required Audit.

### **Adjourn/Next Meeting**

The **Meetings of the Board** are planned to be held on the last Monday of each month, with the next date Monday July 28, 2025. We may reschedule or just have an Executive Session, depending on the status of negotiations and responses with Liberty. Directors will check on availability but we may again meet at the Glen Head Community Center.

At 7:30 p.m., on the motion of Director Kapoor, seconded by Director Vasilakis, approved unanimously (5-0) by **Resolution #25-06-03**, the meeting was adjourned, with an Executive Session to follow.

Respectfully submitted,

Joseph S. Lopes, Administrative Secretary

## **Executive Session**

### 6:40 p.m. Pre-Meeting Executive Session

WANS Board (in person):

Directors Present: Pombar, Kapoor, Arena, Greenberg, Vasilakis  
Attorney Limmer  
Staff: Joseph Lopes and Tony Croce

Topics: Timeline and Legal Matters concerning negotiations

No resolutions were passed. Executive Session adjourned 6:58 pm

### 7:35 pm Post-Meeting Executive Session

WANS Board (in person):

Directors Present: Pombar, Kapoor, Arena, Greenberg, Vasilakis  
Staff: Joseph Lopes and Tony Croce

Topics: Auditor's Report, Social Media,

On the motion of Director Kapoor, seconded by Director Pombar, approved unanimously (5-0) by **Resolution #25-06-04**, the Board approved action on the filing of the ABO-required Audit.

Executive Session adjourned 7:55 pm