

# VILLAGE & WWBC CO-MANAGEMENT PLAN 2021 SEASON



# LETTER TO VILLAGE RESIDENT AND MEMBERS OF THE WEE WAH BEACH CLUB

Wednesday, April 28, 2021

Dear Neighbors,

My goal is to improve the Wee Wah Beach Club and the surrounding area for both the Wee Wah Beach Club and Village residents who have yet to join the WWBC. I am excited that WWBC is showing a willingness to negotiate a co-management relationship.

In its earliest incarnation, the Tuxedo Park Association controlled and invited East Village/Hamlet residents to use the area. When Tuxedo Park became an incorporated village, the Village continued to invite Hamlet residents and manage the site, complying with the Village Law that the use of the roads was restricted to property owners and persons invited by the Village. The Village eventually formalized and (indirectly) controlled the area through a series of licensing agreements with the WWBC organization.

Trustee Gluck has negotiated a draft licensing agreement with the WWBC Executive Committee posted on the village website.

For the Village, as the property owner, to improve the property and invest Village taxpayer funds, I am proposing instead that the Village co-manage the Wee Wah recreation area.

The WWBC will continue to run the day-to-day operations while the Village will manage cash disbursements, Village funds, memberships, and improvements.

Some important points:

- There will be the same schedule and memberships as last year.
- The Village will invest \$10,000 for improvements this season.
- We will make sure that any changes comply with Village and New York State Law.
- We will open on Memorial Day weekend.

Sincerely,

Mayor Mac

# FINANCIAL OUTLOOK UNDER VILLAGE CO-MANAGEMENT PLAN

Based on the financials provided by the WWBC for the 2020 Season

**Opening Balance From 2020**                    **\$10,529.58**

## **PROJECTED INCOME 2021**

Village Appropriation	\$10,000.00
Membership Fees	\$24,350.00
Initiation Fees	\$750.00
Family Passes	\$1,910.00
2020 Donations	\$3,000.00
Miscellaneous (additional passes, late-season donations, memorial fee)	\$750.00

**Income Subtotal**                                **\$30,760.00**

Village Appropriation	\$10,000.00
Opening Balance	\$10,529.58

**TOTAL**                                                **\$51,289.58**

## **PROJECTED EXPENSES 2021**

Liability Insurance	\$2,800.00
Disability Insurance	\$178.00
Worker's Comp	\$733.00
D & O	\$704.00

Wages	\$17,654.39
Payroll Taxes	\$2,250.70
Payroll Fees	\$686.45

North Gate Police	\$1,210.00
Permit	\$200.00
O & R	\$0.00
PO Box	\$0.00
Chase Fees	\$35.67
Year-End Ice Cream Social	\$480.00
Pest Control (Sand Bees)	\$270.31

Membership Refund	\$0.00
Printing/Signage	\$123.10
PPE Supplies	\$130.09

<b>Expense Subtotal</b>	<b>\$30,619.53</b>
2% Contingency	\$612.38

<b>TOTAL</b>	<b>\$30,007.15</b>
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<b>BALANCE FOR IMPROVMENTS</b>	<b>\$21,282.43</b>	<b>Including on the property and for lake management</b>
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Notes:

- 1) There will not be a membership fee increase
- 2) This assumes that we will not have fewer members for the 2021 season than we did for the 2020 season for total revenue of \$30,760.00
- 3) The WWBC has a 2020 Season-Ending Balance of \$10,529.58
- 4) Asking the Board to approve a \$10,000 appropriation for improvements to the property
- 5) Twelve residents have agreed to make private donations for this 2021 Co-Management Property Improvement Plan but are not accounted for in this Financial Outlook because nothing is collected
- 6) The Village will pay for the Health Permit, North Gate Security, Liability, Disability, Workers Comp and D&O Insurance, Payroll Taxes, and Fees
- 7) Village supplemental insurance is lower than the WWBC
- 8) North gate will be monitored by an unarmed person

## 2021 SEASON OPENING SCHEDULE

4/24/21-4/28/21 – **Trustee Tinka Shaw** has started a committee of neighbors who have volunteered to help the Village with this project. This committee will work closely with the WWBC Executive team throughout the year.

4/28/21 – A) The **Village Board** votes for the co-management option over license negotiations with the WWBC. B) The Board appoints Tinka as the liaison to the Wee Wah Park and Beach. C) The Board directs Brian to draft a Co-Management Agreement in place of the license agreement. D) The Board directs Brian to write the changes to the Local Laws. E) The Board schedules a Public Hearing for 5/12/21 and posts the Draft Local Laws on 5/3/21. F) The Board updates the Budget to show revenue and expenses based on last year's numbers, provided on the financials the WWBC sent to the Board. G) The Board assigns the processing of the club memberships and payments to the employees to Village Deputy Clerk **Denise Splathoff**. H) The Board approves 10K in upgrades for the park. [Taxpayers are not as willing to spend their money on improvements if the Village does not control the property.]

4/29/21-5/12/21 – A) **Tinka's committee (TC)** gathers last year's membership information from the WWBC and sends out invitations. B) If the WWBC has collected money already, they would cut the Village a check for the total amount. C) TC tries to sign up new Village members. D) TC prepares the health permit to be submitted when the WWBC says it is time.

5/12/21 – The **Board** hears public comments and, unless there is something unforeseen, passes the Local Laws.

5/13/21 – The **WWBC** gives Denise the employment information for the COVID-19 monitor and lifeguards (and any other paid personnel).

5/13/21 – The **WWBC** sets up property for the season.

5/29/21 – **The Beach Club opens for Memorial Day Weekend.**

## QUESTIONS AND ANSWERS

Q. – What happens at the Board meeting today?

A. – The Board will discuss the WWBC proposal, the Co-Management proposal, and the WWFB proposal.

Q. - What happens if the Board needs more time to decide on a plan?

A. – The Board will schedule another Special Meeting.

Q - Does the co-management plan eliminate the WWBC?

A. – No, in fact, we need the WWBC to stay intact and manage the day-to-day operations of the Wee Wah beach club for the long term. The WWBC does an excellent job.

Q. - The WWBC runs an efficient club. Will the WWBC continue to choose the lifeguards and other personnel, COVID-19 management, and all day-to-day operations.

A. Yes. We could not do it without the WWBC volunteer efforts.

Q. – Will the club be open by Memorial Day weekend?

A. – Yes.

Q. - Will the fee for membership increase?

A. – No.

Q. – Does your plan change the Hamlet membership or the hours and period of WWBC operation?

A. – No.

Q. – Does your plan increase the amount of money to improve the area?

A. – Yes.

Q. – Who will find the lifeguards and other personnel need to run the club?

A. – The WWBC. Under the co-management plan, the Village will pay the salaries and take on the liability.

Q. - Will the WWBC or Village manage the lifeguards and other personnel's daily schedule?

A. – WWBC

Q. – What happened to the 100K donation from a resident for a Village run club?

A. – The Village cannot accept conditions; therefore, the 100K donation offer is withdrawn.

Q. – Is there an alternative to your plan?

A. – Yes. The WWBC has presented its annual license agreement for Board consideration.

Q. – Are they contributing money to improve the property?

A. – Yes. The WWBC call for a contribution of \$2,500 with a mandatory appropriation of \$3,500 from the Village taxpayer.

Q. – What will the WWBC pay to lease the property this year?

A. – They are offering \$1,000.

Q. What do you say to people that think the Village running the finances and controlling improvements is divisive for the Town and Village?

A. – Do not pre-judge. If everything has gone well at the end of the season, one should be reasonably pleased with the improvements to the property.

Q. – What if all of this is an elaborate rouse to cancel the Town membership?

A.- An elaborate rouse is not necessary to cancel Town membership. Canceling the WWBC can be done at anytime the Board has three Trustee votes.

Q. Both sides, pro, and con the co-management proposal, asked supporters to write the Trustees. What were the results?

A. – On April 28, 2021, 56 to 13 pro-co-management, six on the fence, with 12 residents committing to making private donations in support of the co-management plan to improve the grounds.

Q. – How much money did they agree to donate?

A. – No money has been requested, so donations are not included in the village financial projections.

Q. – Why not put money into improving the property unless the Village manages the finances and controls improvements to the property?

A. – The Village taxpayers are hesitant to invest in the park because the WWBC has exclusive rights to swim written in their license agreement.

Q. – Did you only ask residents to support this plan?

A. – No. The emails I sent out asked for both supporting and opposing views.

Q. – Is there a theme in the letters from anti-co-management residents?

A. -Based on the letters I received, there are several areas of common concern, and I believe my plan addresses each one. We agree. - open on time; and no change to membership and schedule.

Q. – Do you have a vision for the future.

A. - In the longer term, I think the Wee Wah park should be a year-round facility and expand when the village DPW building is moved. The possibilities are endless, and they all point to a significant asset for the Village that will be a great place to gather and raise our property values.

I look forward to working with the WWBC to make our new management relationship excel for everyone involved for years to come.