

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON AUGUST 28, 2026 AT 103 BROADWAY, SALTAIRE, NEW YORK WITH A REMOTE ATTENDANCE OPTION VIA AN AUDIO/VIDEO CONNECTION TO THE INTERNET.

Mayor O'Brien called the Board of Trustees meeting to order at 9:30 a.m., and the following were in attendance:

Hugh O'Brien, Mayor
Frank Wolf, Deputy Mayor, Trustee
Susan Skerritt, Trustee
Tiffer Valente, Trustee-Elect
Joseph Prokop, Village Attorney (Remote)
Mario Posillico, Village Administrator
Two others attended in person, and one other attendee observed all or part through internet connection.

AUDIT AND APPROVAL OF ABSTRACTS

Mayor O'Brien stated that the following Abstracts, having been distributed to the Board and posted on the Village website, were presented for approval by the Village Administrator and the Village Treasurer:

General Fund Checking Abstract No. 3B in the amount of \$11,589.40

After discussion and opportunity for questions, Trustee Skerritt made a motion that the above-listed abstracts be approved as presented and that the Mayor be authorized to execute the warrants. The motion was seconded by Trustee Wolf, and the question of the adoption of the foregoing resolution was duly put to a vote, and was carried according to the following:

Motion: Trustee Skerritt

Seconded: Trustee Wolf

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt

Abstain: None

Against: None

OLD BUSINESS – STATUS REPORT: 208 ATLANTIC WALK

Mayor O'Brien requested the Village Attorney to report on the current status of the legal action regarding 208 Atlantic Walk. Following the report, and after responding to questions and comments from the Board and the public, and after all having a chance to be heard, Trustee Wolf made the following motion:

RESOLUTION ASSESSING PROPERTY LOCATED AT 208 ATLANTIC WALK FOR COSTS INCURRED IN SECURING, REMOVING BRUSH, TREES AND DEBRIS,

**TURNING OFF ELECTRICITY AND RELATED SECURITY AND SAFETY COSTS
PURSUANT TO SECTION 18-20 OF THE SALTAIRE VILLAGE CODE AND ORDER OF
THE SUPREME COURT DATED AUGUST 19, 2026**

WHEREAS the property located at 208 Atlantic Walk (the “Premises”) more specifically identified by Suffolk County tax map number 503-2-1-44.008 and 51, is located in the Village of Saltaire and within the jurisdiction of the Village; and

WHEREAS the property 208 Atlantic Walk, on information available to the Village of Saltaire is owned by the entity JAA1 Properties Corp. with outstanding mortgages on the property held by Sharestates Investments, LLC and MCLP ASSET COMPANY INC.; and

WHEREAS the Chief and Deputy Building Inspectors of the Village of Saltaire on September 22, 2025 performed an inspection of the property 208 Atlantic Walk pursuant to Section 107.1 and 107.3 of the 2025 Property Maintenance Code of the State of New York, and Section 18-20 of the Saltaire Village Code; and

WHEREAS based on the September 22, 2025 inspection the Chief Building Inspector on September 24, 2025 issued a Report of Inspection wherein based on the inspection of the Premises dated September 22, 2025 it was found by the Building Inspectors that the Premises was in an unsafe and unsanitary condition; and

WHEREAS based on the September 22, 2025 inspection and Report of Inspection the Chief Building Inspector on September 24, 2025 issued a Compliance Order directing the owner JAA1 Properties Corp. to remedy the unsafe and unsanitary condition; and

WHEREAS upon reinspection, the property 208 Atlantic Walk remains in the hazardous and unsafe condition described in the September 22, 2025 Notice of Inspection and Compliance Order; and

WHEREAS the common law of the State of New York and more specifically the Code of the Village of Saltaire allows and provides for the Village of Saltaire that, upon the finding of an unsafe and hazardous condition, that the Village may take action to cure the condition and or the Village Attorney may commence an action to cause the condition to be corrected or cured by the Village and to then assess the costs thereof to the owner of the property, as stated on Section 18-20 of the Saltaire Village Code; and

WHEREAS the Board of Trustees authorized the Village of Saltaire by Resolution dated July 26, 2026 to commence an action in the Supreme Court seeking an order from the Court granting the Village of Saltaire access to the Premises to turn off the circuit breaker, clean and remove the debris, brush and dead trees, secure the structure and Premises, and obtain reports on the mold and mildew remediation and structural integrity of the structure on the Premises; and

WHEREAS the Village of Saltaire then commenced an action in the Supreme Court on August 17, 2026 wherein the Village of Saltaire requested an order from the Court determining that the structure and Premises are unsafe and granting the Village of Saltaire access to the Premises to turn off the circuit breaker, clean and remove debris, brush and dead trees, secure the structure and Premises, and obtain reports on the mold and mildew remediation and structural integrity of the structure on the Premises; and

WHEREAS on August 19, 2026 the Village of Saltaire made application before the Hon. Michael A. Gajdos, Jr. by order to show cause seeking in addition to preliminary and permanent relief, which order to show cause contained a request for temporary relief granting the Village of Saltaire access to the Premises to turn off the circuit breaker, clean and remove debris, brush and dead trees,

secure the structure and Premises, and obtain reports on the mold and mildew remediation and structural integrity of the structure on the Premises and ordering that the Village of Saltaire could recover the costs therein by judgment and order of the Court and by filing an assessment against the property; and

WHEREAS the Supreme Court, Justice Michael A. Gajdos, Jr. presiding, set a return date of September 3, 2026 for the Order to Show Cause and granted the temporary relief requested as set forth above; and

WHEREAS the Village of Saltaire since the August 19, 2026 granting of the request has performed the ordered work on the Premises and structure at 208 Atlantic Walk and has incurred costs thereby in the amount of \$4,795 contractor costs, \$6,794 legal fees and disbursements, and administrative and office support in the amount of \$2,373.09, for a total cost of \$ 14,238.54 through August 27, 2026 only, which amounts have been certified by the Building Inspector and Village Administrator; IT IS THEREFOR

RESOLVED that pursuant to the August 19, 2026 order of the Court and Section 18-20 of the Saltaire Village Code an assessment in the amount of \$14,238.54 for the costs presented and certified by the Village Administrator as obligated to date is hereby imposed on the property 208 Atlantic Walk, and both tax lots of that property and that Treasurer of the Village of Saltaire is hereby directed to collect the amount of \$14,238.54 plus any future costs so certified by the Building Inspectors and approved by future resolution of the Board to be added to the amount assessed on the next tax bill of the Village of Saltaire, as an amount due on both tax lots 503-2-1-44.008 and lot 51, however the total amount to be collected pursuant to this assessment and resolution shall not exceed \$14,238.54 plus any interest and penalties accrued thereon; and let it further be

RESOLVED that the Village Attorney is hereby directed to the extent provided by law to file and obtain a lien on the property 208 Atlantic Walk in the amount of \$14,238.54, and a judgment and order in the amount of \$14,238.54 plus any future costs so certified by the Building Inspectors and approved by future resolution of the Board to be added to the amount assessed in favor of the Village of Saltaire and against the defendants and each of them, and that in the event that there are further expenditures arising after the date of this Resolution further resolution or application may be made.

The motion was seconded by Trustee Skerritt, and the question of the adoption of the foregoing resolution was duly put to a vote, and was carried according to the following:

Motion: Trustee Wolf

Seconded: Trustee Skerritt

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt

Abstain: None

Against: None

ADJOURN INTO EXECUTIVE SESSION

Trustee Wolf made a motion at 9:53 a.m. that the Board adjourn into Executive Session to discuss one or more of the following: information relating to current and future investigation and/or prosecution of offenses in the Village, litigation strategy in pending or future litigation, personnel matters as described in Public Officers Law Section 105(f). The motion was seconded by Trustee Skerritt, and the question of

the adoption of the foregoing resolution was duly put to a vote, and was carried according to the following:

Motion: Trustee Wolf

Seconded: Trustee Skerritt

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt

Abstain: None

Against: None

Village Administrator Posillico did not attend the Executive Session.

RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Wolf made a motion at 10:34 a.m. to close the Executive Session and to re-adjourn into public session. The motion was seconded by Trustee Skerritt, and the question of the adoption of the foregoing resolution was duly put to a vote, and was carried according to the following:

Motion: Trustee Wolf

Seconded: Trustee Skerritt

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt

Abstain: None

Against: None

Village Administrator Posillico and Advisor to the Board Rosenblum arrived after the Executive Session concluded

Mayor O'Brien called the Meeting to order at 10:34 a.m., and the following were in attendance:

Hugh O'Brien, Mayor

Frank Wolf, Deputy Mayor, Trustee

Susan Skerritt, Trustee

Tiffer Valente, Trustee-Elect

Scott Rosenblum, Advisor to the Board

Mario Posillico, Village Administrator

Joseph Prokop, Village Attorney

And 0 others attended in person, and 0 other attendees observed all or part through internet connection (exclusive of the officers/staff noted above).

CLOSE OF MEETING

Mayor O'Brien made a motion at 10:37 a.m. to close the meeting.

The motion was seconded by Trustee Wolf and the question of the adoption of the foregoing resolution was duly put to a vote, and was carried according to the following:

Motion: Mayor O'Brien

Seconded: Trustee Wolf

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt

Abstain: None

Against: None