



HOMEOWNER & TENANT GUIDE

**SUMMER CLUB
CONDOMINIUM**



Welcome to Summer Club

Summer Club Condominium (SCC) Summer Club Condominium (SCC) is a unique Fire Island Community. There are 45 homes between our two streets, Sloop (East) Walk and Schooner (West) Walk, stretching from the Ocean to the Bay. The land to our west is part of the Fire Island National Seashore. The community of Corneille Estates is to our east. Our amenities include the Clubhouse on the bay with a gym and tennis courts, beach security, boat storage and moorings for homeowners. Summer Club Condominium does not allow group share rentals and limits the number of rentals per season to promote community owner occupancy.

Summer Club is located in the Town of Islip and is under the governance of Town of Islip and Suffolk County rules and regulations. Over the years Summer Club has been battered by storms, ocean tides, erosion, flooding, wind and fire. Those of us lucky enough to call this our home understand the responsibility we have to be the caretakers of our beautiful island so it can be enjoyed for years to come.

Summer Club is a self managed community and is governed by a volunteer 9-member Board of Managers. To contact the board, email summerclubmanagers@gmail.com or visit our website to find all documents. Connect with us on Facebook [Fire Island Summer Club Home Owners] and on Instagram.

We hope the following guide will be informative and helpful.

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BAY BEACH

Summer Club's Bay Beach is not bulk headed providing us direct access to the beach. Do not litter the beach area. Be considerate of the people who live on the bay. Keep noise to a minimum and do not touch boats or property belonging to other homeowners.



BAY BOAT MOORINGS & JET SKIS

Summer Club families are welcome to moor boats in the bay by the Clubhouse. A member of the Boat Committee can help with placement of new moorings. The moorings in the bay belong to homeowners and are not to be used by tenants or guests. Guests can anchor boats to the west of the Summer Club bay beach on the National Seashore Beach. Keep the beach area clear of boats so other boaters can get in and out easily and so bathers can use the beach. Homeowners' boats are identified by Summer Club stickers. Non Summer Club boats that are attached to homeowners' moorings or anchored so as to pose a danger to SCC boats will be moved.

KEY CONTACT

Boat mooring :
 Russ Lascala nextsea@yahoo.com

Jet skis are banned in Summer Club. We are not a designated community for Jet skis as determined by Fire Island National Seashore regulations. 36 CFR 7-20(d).



BEACH

Current rules and guidelines dictate that Summer Club does not allow eating, drinking (except water), coolers or alcohol on the beach. Loud music, ball playing, Kadima, Frisbee or other similar sports that may hurt small children are not allowed on the Summer Club beach. The Summer Club beach does not have trash containers or trash removal. We maintain security guards to enforce the regulations. There are no life guards or bathroom facilities on the Summer Club beach. Dogs should be leashed on the beach during prime hours (10am - 5pm) from Memorial Day to Labor Day.



BICYCLES

Bike riding is permitted at all times in Summer Club. A working bell and light are required on all bicycles in Summer Club and neighboring communities. Use caution at all intersections, and reasonable speed to ensure safety of children on walkways. Ocean Beach has its own rules on where and when bicycles are permitted and these rules are enforced by the OBPD, including no bikes in the center of town (Bay Walk) during the summer months. Please check on any changes to the rules with OB Police. Pedestrians always have the right of way. Please be courteous.



CONSTRUCTION AND RENOVATION

Construction and changes to homes and property are strictly monitored and regulated by SCC, the Town of Islip, and Suffolk County. As set forth in Article V to Section 14 of our By-Laws, no construction, structural addition, alteration or improvement to an existing dwelling can be made without the prior written consent of the Board of Managers.

Summer Club requires that a construction application is submitted prior to any work commencing. SCC permit approval can take up to 30 days from submission of your completed application. Some landscaping also requires a SCC application and Town of Islip building permit (e.g. fences and hot tubs). As a courtesy to your neighbors, please inform them of any projects you may be undertaking and expected start and finish dates.

Whether you're considering lifting you home, constructing a new home, installing a roof deck or performing any minor additions, alterations and/or repairs, it is a best practice to proactively reach out to the construction committee early in the process to avoid any confusion or delays later on. Construction rules prescribing when construction may occur are governed by our By-Laws and require a 75% vote by community to change. The full set of **guidelines and the construction applications can be found on the Summer Club website**. Insurance requirements to protect us all, are also summarized on the website and application. Please review these requirements with your contractors before finalizing any agreement. Below is a summary of the guidelines for quick reference:

- Permits, variances, applications, plans, SCC deposits and fees must be filed with the SCC Board and Construction Committee and work may not proceed without SCC Board approval.
- Any construction is prohibited during the Memorial Day weekend (from 5PM on Friday through Monday) and from June 15th to the last day of Labor Day weekend.
- From April 15 through June 15, and from Labor Day through November 15, construction may be performed during the week and on weekends only within the hours of 10AM and 5 PM. Note that Town of Islip (TOI) forbids construction on Sundays.
- From November 15 through April 15, construction is permitted during the week and weekends but noise should be minimized before 8AM and after 6PM.
- For any emergency repairs during the construction prohibited times, Board approval must be secured.
- Summer Club has specific rules set forth in our By-Laws regarding the height of homes as well as roof decks regulations. Please refer to guidelines and By-Laws.
- In the event that construction will not be completed prior to June 15th, it is the homeowner's responsibility to clear the property of all construction equipment, debris, dumpsters and the like, in order to make the property presentable and safe by the same date.

KEY CONTACT

Construction:
Bob Laudenschlager
rlaudenschlager@slsearch.com

- To avoid attracting vermin, food and household garbage must be placed in a container with a properly fitting lid, and should not be deposited into construction dumpsters in plastic bags.
- Any violation to construction rules or performing construction work during prohibited times will result in an escalating violation fine and forfeiture of all deposits.



CLUBHOUSE, GYM, AND TENNIS COURTS

The Clubhouse is the focal point of our bay area. There are tennis courts and a gym available for use by homeowners and tenants. The Clubhouse and grounds have 24 hour cameras and alarm monitoring. **Outside guests are permitted to use the Clubhouse, gym, tennis courts and bay beach area ONLY in the company of a homeowner.** Do not provide unaccompanied access to people outside the SCC community and ensure all doors and gates are securely locked when leaving the gym, clubhouse or tennis courts. If damage occurs while someone is on the premises, the homeowner who provided access (or left the doors unsecured) will be held responsible. Please clean up after yourself: remove water bottles, turn off lights and fans, close windows and doors. Young children should not be left unattended and teenagers must be held accountable to leave the building in good condition.

KEY CONTACTS

Clubhouse and gym access:

Mike Cunningham

michael.cunningham@cantor.com

Tenniscourts access:

Craig Newman

dunbarx@aol.com

Clubhouse events rentals:

Helen Graber

graberhelen@gmail.com

Social committee:

Meryl Ortiz

merortiz27@gmail.com

Access to the clubhouse and the gym is provided through the **Brivo mobile app** (<https://www.brivo.com/>). The tennis courts are also accessed via an app: **Masterlock Enterprise Vault** (<https://enterprise.masterlockvault.com>). Homeowners and tenants can find and install the apps on their device and email the relevant summer club contact (see Key Contacts) with any email addresses that you would like to have access. You will receive a code that will allow you to activate the Brivo pass on your device.

Before tenants are provided access, a completed rental application and rental fee will must be received by the rental committee. Please refer to rental guidelines on the summer club website. Plan ahead - please allow up to 72 hours for access to be granted.

The Clubhouse is available to homeowners for private events. A form can be found on the SCC website detailing insurance requirements, deposits, fire safety, and responsibilities for clean up after the event.

SCC hosts events through out the summer at the Clubhouse, such as the annual community party in mid July. Organized events are managed by the Social Committee. Community members are encouraged to use the Clubhouse during the summer.

The sail room at the clubhouse provides space for homeowners to store personal recreational water sport equipment. Please be respectful of the owners' property - do not use or move any items in the sail room that do not belong to you. Tenants are not permitted to use the equipment unless permitted to do so by the specific owners.



DOGS

Dogs must be on leashes when on the beach during prime beach hours from Memorial Day through Labor Day. No unaccompanied dogs are permitted on the walks, beach or bay beach. Clean up after your dog both on the walks, on the beach, and all other locations on Fire Island. Take dog deposits back to your own garbage can, do not leave at beach or in another person's garbage. If you leave your pet inside or outside while you are away, please make sure they are comfortable in an effort to avoid unnecessary barking. Homes are very close together and sounds carry. A pet that is in an unfamiliar environment may be distressed and an unpleasant situation is created for all involved.

Notwithstanding the more relaxed guidelines for SCC owned property, please note Town of Islip and Park Service websites provide that on Fire Island National Seashore, dogs must be leashed and are not allowed in public buildings, on lifeguarded beaches or near areas closed for endangered species.



DUES AND FEES

The Summer Club Condominium collects dues from homeowners in the Spring of each year to cover the costs of garbage and grounds maintenance, insurances and security services, clubhouse amenities and events, and other operational expenses. The dues are set by the Board of Managers each year after reviewing current conditions and needs. The Board of Managers and members of the community who manage these various functions are volunteers and are not paid.

Each year when the dues are finalized, members receive their dues invoice along with the adopted budget of projected income and expenses. Dues are due within 60 days without penalty. Community support through prompt payment of dues is critical to meeting all of our obligations and providing the services that homeowners expect. Members do not pay any usage fees for any of the amenities.

In addition to the dues, the Board has enacted a Capital Expenditure (CAPEX) funding account with a set assessment amount per share. The CAPEX fund is intended to provide funding for capital asset replacements and capital maintenance costs, such as a new clubhouse roof, a seniors cart, and replacement of broken sidewalks, without the need for special assessments throughout the year.



DUNES

We are the stewards of our Ocean Dunes. The beach dunes are the most vital natural barrier to prevent flooding and wash overs and offer protection for our homes. Do not walk or sit on them. The dune plantings hold the sand as a defense against high tides and strong winds and reinforce the dunes. Do not disturb them. Children and animals must be kept away from snow fences and dune area. For more information on the progress of the Fire Island to Moriches Inlet project to rebuild the dunes, go to www.suffolkcountyny.gov/fimi.

Summer Club and Corneille Estates have a joint Dune District - the Erosion Control District (ECD), a self-taxing district within the Town of Islip. ECD is responsible for the maintenance and protection of the dunes in both communities and has completed a number of projects in the past, including dune grass planting, snow fencing, debris removal, walkway and crossover rebuilding, irrigation, trap bag installation, permitting, and beach scraping. The ECD has been fully reimbursed for all of its past projects that were FEMA approved. The ECD follows the guidelines and recommendations of the National Seashore and the DEC. The ECD writes letters of support for the oceanfront homeowners in the district and letters of objection when necessary to preserve the protection of the dune.

The ECD is managed by a Dune Commissioner - a volunteer position which does not receive compensation. The work is mostly administrative and involves following processes to determine needed work, prepare RFQs, vet vendors, and comply with prevailing wage requirements. The position also carries a good deal of liability.

The ECD is authorized to levy a tax of up to \$25,000 per year on the homeowners in Summer Club and Corneille communities. However, the current tax levy is less than \$2,000 per year. The amount of taxes that each homeowner pays to the ECD is based on the assessed value of their home. The taxes appear as a line item on the homeowner's tax bill. The Corneille community has approximately 20 more homes than the Summer Club community and has a higher total assessed valuation. This means that the Corneille community pays approximately 30% more in taxes to the ECD than the Summer Club community.

KEY CONTACTS

Dune Erosion Control District:

Don Sussman

dsussman.ny@gmail.com

Geri Newman

gonorato22@gmail.com



ELECTRIC CART FOR SENIORS

Two golf carts are owned by SCC and are available to homeowners ONLY for transporting seniors and individuals with physical limitations. **Tenants and guests are not permitted to use the carts.** The carts are kept at the Clubhouse and can be driven only by a licensed driver. The cart has lights for night driving and a horn on the steering column. If you need the code for the cart garage door, please reach out to summerclubmanagers@gmail.com. For any technical issues, please contact the grounds maintenance and cart committee.

Follow the rules for signing out and using the carts:

- You must provide the times you are using the cart and a contact number on the sign out sheet posted in the garage.
- Ocean Beach Police must be notified when the Summer Club cart is being used for ferry pickup or drop off (631-583-5866).
- When going to and from the Ferry, the cart must be driven up Midway to Bayberry Walk only. It is not permitted on any other street in town or on the Ocean Beach docks.
- The cart may not be used to transport freight or deliveries. If you have a large item arriving by freight, contact one of the carting services to make the delivery for you. Because permits for our

carts are issued by Town of Islip and specify that the carts are not to be used to cart freight, we may lose our permits if they are used for purposes other than transporting elderly or infirm.

- Do not keep the cart out for extensive periods of time. If the cart is not available when you need it, contact the person who has signed it out to see if you can coordinate pick up/drop off.
- Be sure to plug the cart into the charger when you return it to the Clubhouse (listen for the humming noise to make sure its fully plugged in), put it in neutral and leave the keys in the ignition in the OFF position.



FIRE

Fire is our greatest threat. We have lost many homes to fire over the years in Summer Club. Monitor your BBQ, cut and remove dead trees and dry brush and never toss a lit cigarette. Do not store combustible materials unless they are in sealed containers.



GARBAGE AND CARTING

Trash pickup is Friday and Monday mornings between April and October. The community schedules two large item pickup days during the season, after Memorial Day and after Labor Day. For additional carting, landscape debris or large trash removal, homeowners should contact Teo directly (Beachcomber carting 347-234-8531 - texting is preferred).

Follow the rules and post / advise you guests and/or renters, for securing garbage and keeping our community clean and free of vermin:

- All garbage MUST be in a container with a properly fitting lid and should also be secured with rope or bungee cords. Garbage must not be placed outside in bags only, because deer, raccoons and foxes will rip them open.
- Landscaping and Construction debris are the responsibility of the homeowner and their contractor, not our trash collector.
- Trash that is left unsecured or overflowing may result in a fine to the homeowner.



LANDSCAPING AND LAWN MAINTENANCE

Landscaping and lawn maintenance are permitted at all times. However, please try and schedule lawn maintenance and any other clean up for mid-week to minimize the impact on your neighbors.

Hardscaping (such as fence installation, construction of patios or decks), installation of lighting systems, security systems, and solar systems, and power washing exterior areas of a property i.e. deck, patio house etc. follow rules similar to construction. Please refer to construction guidelines on the website. As a rule, they are prohibited during the Memorial Day weekend, and from June 15th through Labor Day.



LIGHTS, MUSIC AND GENERAL NOISE

Our homes are close together and noise carries. Be mindful of the volume and direction of your outdoor music. Noise and loud outdoor music should be limited before 10 AM and after 10PM. After midnight parties should be moved indoors and outdoor loud conversations curtailed. As a courtesy to neighbors, alert your neighbors when you may have a loud gathering.

To minimize light pollution, consider using motion sensors for your outdoor lights and focus lighting on walkways and paths.



RENTALS

SCC has specific rules pertaining to rentals. Rentals are prohibited without the prior consent of the Board of Managers. Rentals are for Single families ONLY and must be for a MINIMUM of 2 weeks. No short term rentals are permitted. Homeowners are prohibited from leasing their unit(s) within 2 years of acquisition or construction. Rentals cannot be less than 2 weeks and only two 2 week rentals are permitted in a year. Total rentals cannot exceed 3 in any one season (Memorial Day through Labor Day) and no more than 4 total in any one calendar year.

A homeowner wishing to rent must submit the following:

- At least 2 weeks prior to the commencement of the rental, a rental application, a fully executed lease and signed application riders that includes an indemnification agreement to secure compliance by the tenant of all SCC rules and guidelines must be sent to rental committee.
- In addition to the above documents, 2 checks must be sent to the treasurer. 1) Check for the Application fee of 5% of the total rental amount and 2) a separate check for a 10% refundable security deposit from the homeowner, both made payable to SCC.
- Homeowners are responsible for advising their tenants of the rules and regulations of the Summer Club community regarding use of facilities, common areas, garbage and noise as described in the Homeowner and Tenant Guide.
- There may be Suffolk County tax implications on rentals of less than thirty days. The County is now enforcing the payment of a hotel/motel tax for short term rentals.

As a courtesy, if you are allowing friends or relatives to use your home without you being present for more than a night or two, please let the rental committee know so they can alert your neighbors and the community.

Problems will be addressed directly with the homeowner and may lead to fines and impact future rentals. The applications and guidelines can be found on the SCC Website.

KEY CONTACTS

Rentals & Sales:

Geri Newman

gonorato22@gmail.com

Treasurer:

Don Sussman

dsussman.ny@gmail.com

Mail checks to: 70 East 10th St,
Suite GFK/2K, New York, NY
10003.



SALES

Summer Club Condominium maintains a right of first refusal (ROFR) on any home sale in the community. SCC By-Laws detail the rules for Sales, Leases and Mortgages of Units. If you're planning to sell or buy, please keep in mind the following general process will be followed before the Board will consider a waiver of ROFR: 1) a survey in the name of current owner 2) Certificate of Occupancy (C-O) 3) Certificate of Completion (C-C) and 4) SCC sales application. The Board also requires an interview with the buyers, during which the SCC rules and information about the community are shared with prospective new members.



WEBSITE AND SOCIAL MEDIA

The [Summer Club Condominium website](#) is a one-stop resource for homeowners and tenants. In addition to the latest tenant guide, on the website you will find:

- General documents, such as the SCC bylaws and rules, SCC condo declarations, and the Summer Club map
- Construction applications and requirements
- Sales and rental applications, including the clubhouse rental application
- Summer Club history and photo gallery
- Bay front camera feed to view boats
- Helpful links and SCC contacts

Connecting with the Summer Club Community: SCC homeowners can connect through the [Summer Club Homeowner Group](#) on Facebook, which is open to homeowners only. Summer Club also maintains an Instagram page at [@summerclubfi](#).

To connect with the broader Fire Island community, you can also follow and join other groups on social media, such as the [Fire Island, NY Facebook page](#) and the [Ocean Beach Bulletin Board group](#).

HELPFUL CONTACTS

Board of Managers (central email: summerclubmanagers@gmail.com)

Mike Cunningham	President	516-456-3071	michael.cunningham@cantor.com
Cliff Weinstein	Vice President	631-786-0260	cliffordweinstein@gmail.com
Don Sussman	Treasurer	917-692-1148	dsussman.ny@gmail.com
Natasha Thomas	Secretary	212-300-5937	natasha@thomasly.net
John Doremus		516-805-7816	jdoremus@rjii.net
Chris Herron		703-980-5129	chris.herron@ironhound.com
Bob Laudenschlager		646-387-1668	rlaudenschlager@slcsearch.com
Jeff Lewis		212-875-1430	jlewis@cgsh.com
Geri Newman		917-282-3737	gonorato22@gmail.com

Relevant Committee Chairs

Russ Lascalea	Bay / Boats	917-428-8812	nextsea@yahoo.com
Mike Cunningham	Clubhouse (access)	516-456-3071	michael.cunningham@cantor.com
Bob Laudenschlager	Construction	646-387-1668	rlaudenschlager@slcsearch.com
Don Sussman	Dune District	917-692-1148	dsussman.ny@gmail.com
John Eddey	Grounds, Garbage, Carts	646-234-9866	eddeyj@amazon.com
Meryl Ortiz	Gym (equipment) ;	516-429-7855	Merortiz27@gmail.com
Geri Newman	Rentals and Sales	917-282-3737	gonorato22@gmail.com
Craig Newman	Tennis (access)	917-885-9412	dunbarx@aol.com

Community Contacts

Suffolk County Police	631-852-2677
Ocean Beach Police	631-583-5866
Ocean Beach Fire Dept and EMG	631-583-7560
Beachcomber Carting – Teo SCC Trash and Carting	347-234-8531
Sunshine Cleaning (Rachel) - Cleaning Service for Clubhouse	631-767-4386
Lighthouse Plumbing and Electric for Clubhouse	631-583-5530
Fire Island National Seashore (FINS)	631-687-4750
FI Ferry - Bay Shore	631-665-3600
Freight House-Bay Shore	631-647-3055
Water Taxi	631-665-8885
Village of Ocean Beach (Village Office)	631-583-5940