



# The Oak Tree



The Oaks at Broadlawn Manor

JULY, 2026

## CELEBRATING AMERICA'S 250TH ANNIVERSARY

As neighbors and friends of the Oaks, let us celebrate this historic milestone with gratitude, patriotism and community spirit. We wish all of our residents a joyful and memorable Fourth of July as we commemorate 250 years of the American Story.



Photo By Donna Rehman

## Officers and Directors

**President** Norman Kleinberg 516 662-5278  
[normankleinberg@gmail.com](mailto:normankleinberg@gmail.com)

\* Bldgs #17,18,20

**Vice President** Bernie Doherty 516 795-0554  
[bend41@verizon.net](mailto:bend41@verizon.net)

\* Bldgs #13,14,15,16

**Treasurer** Phil Rimler 516 799-4499  
[philrimler45@gmail.com](mailto:philrimler45@gmail.com)

\* Bldgs #1,6,7,8

**Secretary** Thea Schiralli 516 809-7826  
[thea.schiralli@gmail.com](mailto:thea.schiralli@gmail.com)

\* Bldgs #19,24,25

**Director** Kathy Corcoran 516 293-6079  
[kcsoundwaves@yahoo.com](mailto:kcsoundwaves@yahoo.com)

\* Bldgs #9,10,11,12

**Director** Frank Morrone 516 681-0540  
[fmorrone1@aol.com](mailto:fmorrone1@aol.com)

\* Bldgs #2,3,4,5

**Director** Donna Rehman 516 799-1749  
[djspdt@gmail.com](mailto:djspdt@gmail.com)

\* Bldgs #21,22,23

**In case of an emergency situation you should call TCM first and then reach out to the Board Director of your building**

### Total Community Management Co.

**Manager** Pam Sangiorgio 516 826-9700 Ext. 236  
[psangiorgio@totalmgmt.com](mailto:psangiorgio@totalmgmt.com)

**Oaks Website** [www.OaksAtBroadlawn.com](http://www.OaksAtBroadlawn.com)

### Clubhouse Router :

**Sign in: OAKS CLUBHOUSE**  
**Password: 2600Oaks**

## Clubhouse Committee

### **Clubhouse Chairperson**

Bill Fietz 516 279-6112

### **Clubhouse Sub-Committee Chairs**

#### **Community Enrichment**

Frieda Cassano 516 431-0565

#### **Social Events**

Cookie Fietz 516 279-6112

#### **Decorating**

Pat Condry 516 541-4867

## Event Scheduling

If you would like to **Schedule a Clubhouse Event** Please contact **Cookie or Bill Fietz** at: **(516) 279-6112** or by email: **[cookief007@aol.com](mailto:cookief007@aol.com)**



## Phone Announcements Committee

If you wish to place a (Call-Em-All) or if you are not getting these calls, please contact one of the following:

Lisa Del Campo **516 382-5255**  
or text Lisa at the above number

Carol Jannotte **516 799-0573**  
[carolannloujan@gmail.com](mailto:carolannloujan@gmail.com)

## From The Board

### **“HAPPY BIRTHDAY AMERICA”**

The United States Semiquincentennial is our nationwide celebration of the 250th Anniversary of the signing of the Declaration of Independence. This commemoration focuses on celebrating American history, reflecting on the nation's ideals, and considering our future.

With the summer upon us, the sun shining, the snow behind us, flowers abloom, and our country turning 250 years old, there's so much to be grateful for... first being our freedom to be who we want to be, speak what's on our minds, come and go as we please... but those gifts were not free. Thanks to the sacrifices of our forefathers, our military men and women, their families, and our civil servants, we grew into the greatest nation in the world.

As we celebrate our nation's birthday and freedoms with family and friends, BBQ's, fireworks displays, all while dressed proudly in our nation's colors of red, white, and blue. We sing our national anthem from our hearts bursting with pride, knowing the words encompass the unity of all its citizens, both natives and immigrants within its borders.

Throughout the coming year we encourage shareholders to participate in local events, community gatherings, educational programs, and patriotic celebrations that honor our shared history and values. Whether through displaying the American flag, supporting veterans and service members, or simply spending time with neighbors and family, each of us can play a part in commemorating this remarkable occasion.

We hope you continue to have a wonderful summer enjoying the outdoors whether it's relaxing at the beach, enjoying a swim at the pool or taking a leisurely walk-through our beautiful community.

Your Board of Directors

### Memorial Day Celebration

A wonderful gathering of friends and neighbors sharing a moment of remembrance and celebrating the spirit of community at our Memorial Day Celebration.

Front row L to R:

Jim Verdi, Thea Schiralli, Richard Staller

Back L to R:

Rosemary McMullen, Julie Coyle, Pat Condy,  
Marge Kelly, Eileen Shanahan, Annette Raineri,  
Debbie Fazzare, Natalia Porcaro



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**The Oaks at Broadlawn Manor**  
**Board of Directors Meeting**  
**June 11, 2026**

**Total Community Management :** Pam Sangiorgio

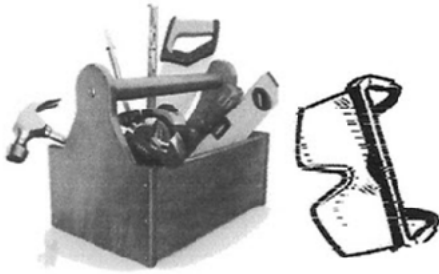
**Board Members Present:** Norman Kleinberg, Bernie Doherty, Phil Rimler, Thea Schiralli,  
Kathleen Corcoran, Donna Rehman, Frank Morrone

1. The meeting was called to order.
2. The minutes of May 16, 2026, were approved as presented.
3. The Board agreed to table the camera surveillance system proposal until next month's meeting to allow additional time for review. The Board directed TCM to arrange for Tracy Morgan to attend the July 9th meeting and provide a detailed explanation of the proposal, answer questions and address any concerns the Board may have before a final decision is made.
4. The Board directed TCM to notify the residents that the "Meet the Candidates" event has been canceled, as no additional candidate resumes were received by the submission deadline.
5. The Board discussed the recently adopted House Rule governing the use and maintenance of garden plots located in the front and rear of the units. Although the rule has generally been accepted by the shareholders, the Board agreed to provide additional time for residents to bring their garden plots into compliance. Shareholders will have until September 1, 2026, to comply with the requirements of the House Rule. After that date, homeowners who fail to comply will be subject to the Cooperative enforcement procedures, including notices of violation and any applicable fines, as well as removal of improperly placed items.
6. The Board reviewed a request from a shareholder to install three large arborvitae trees behind Building 2 in an area where diseased trees had previously been removed, resulting in a loss of privacy along Sunrise Highway. After discussion, the Board approved a one-time cost-sharing arrangement with the shareholder for the excavation, installation, and irrigation improvements necessary to support the new plantings and restore the privacy screening.
7. The Board reviewed a request from a shareholder to trim a large portion of a tree that is currently blocking her front window. After discussion and an arborist horticultural review, the Board determined that trimming the tree in the manner requested would not be in the best interest of the tree's health and structural integrity. As another option, the Board approved the relocation of the shareholder's parking assignment to a visitor's parking space to provide improved visibility of her vehicle, provided the proposed parking change is acceptable to the shareholder.
8. The Board approved by a vote of six (6) to one (1), the establishment of a construction escrow account fund for new shareholders entering the community. The Board will further define the terms, conditions, and procedures for the administration of this account in accordance with the Cooperative governing documents. The finalized amount will be determined prior to year end. This fund is scheduled to take effect beginning January 1, 2027. A line item will be included in the 2027 budget to reflect a construction/building fund, supported by a fee assessed for incoming new residents.

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Tim Geraghty  
President

9. The Board approved the proposal to replace selected concrete sidewalk flags throughout the community and within the courtyards. TCM will coordinate the project with the insulation project to ensure that the work does not conflict and is completed in a orderly manner.
10. The Board reported that approximately 140 shareholders are expected to attend the upcoming Social Night event. Participation exceeded expectations, with significantly more residents registering than originally anticipated. The Board expressed its appreciation for the continued enthusiasm and support shown by the community.
11. Bernie reported that the July 4th event will be catered by Dang's BBQ. The event will be open to all shareholders, and the cost to attend will be \$10.00 per person. The event will provide an enjoyable opportunity for both new and long-time residents to gather, socialize, and celebrate the holiday together. Sign-up information will be announced to shareholders
12. The Board reviewed and approved the proposal from Islandwide Horticultural to begin a tree and shrub preservation program throughout the community. The program will include fertilization, spraying, and other treatments designed to improve the overall health and appearance of the community's landscaping. The approved proposal also includes treatments for Spotted Lantern flies to help protect trees and shrubs from damage caused by this invasive pest.
13. The Board directed TCM to investigate reports of water pooling on the sidewalk at Building 11, specifically between Units 1101 and 1105. Management will inspect the area to determine the cause of the drainage issue and obtain recommendations for any corrective action that may be necessary.
14. The Board discussed that the proposal from Stasi Brothers and Polo Consulting was not received in time for review at the management meeting regarding the condition of the community roadways and will be revisited and reviewed at the upcoming meeting in July. During the site walk, Stasi Brothers commented that the roadways are generally in good condition and suggested that seal coating and continued maintenance would help extend the life of the roads for several years before a full milling would be required.
15. The Board reviewed the inspection report from the deck specialist and concluded that several individual decks require repairs; however, the overall condition of the decks throughout the community are in good condition.
16. Phil reviewed the Fidelity investments portfolio of Certificates of Deposit (CDs) with the Board, providing an overview of current holdings, maturity dates, and interest rates. He also reviewed the financial report prepared by TCM, highlighting key account balances and expenditures. Following the discussion, the Board approved extending the Fidelity investments holding account from a two-year term to a three-year term in order to maximize the return on the principal. This adjustment is intended to enhance investment performance while maintaining prudent financial management of Cooperative funds.
17. The Board directed TCM to contact R & R Concrete regarding the installation of an asphalt speed bump near Building 23 to help reduce vehicle speed.
18. The Board discussed that Mendoza is having trouble obtaining replacement railroad ties for one of the Bocce ball courts. The existing wood border has deteriorated and is rotten, making replacement necessary. Management will continue to work with the contractor to identify suitable materials and obtain pricing for the repairs.
19. Meeting Adjourned.

**Open Meeting minutes continued on page 9.**



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**OPEN MEETING**

1. The two Board members that were rerunning for election won by acclamation due to no additional candidate resumes being received by the submission deadline.
2. The Board granted a grace period until September 1, 2026, for decorations to be displayed in the front and rear garden areas of the units. Plant stands are allowed but must be removed after the season.
3. 26 Roofs were inspected by Conlon Exteriors, our roofing company, and reported in good condition.
4. The community roadways were reported to be in good condition, with the recommendation that continued maintenance, including periodic sealcoating, be performed to preserve their condition.
5. Several decks were inspected and reported that they were in good condition.
6. Bernie announced that the July 4th event will be catered by Dang BBQ and open to all shareholders. The cost of attending is \$10.00 per person, and sign-up information will be announced to the shareholders.
7. Norman spoke about the insulation project and that it is a slow process.
8. Thea encouraged shareholders to join the website.
9. Frank spoke about the suggestion box in the hallway.

Meeting Adjourned.

**Social - Entertainment Night - June 12th**

Social Night was a wonderful evening filled with great music and lots of fun. The band, The Traditions, was a talented group of five musicians that performed favorite songs from the 50s and 60s. They entertained the room, getting everyone to tap their toes and sing along.

In addition to their harmonious sound, they kept the audience laughing with funny stories and dad jokes that were playful, keeping the night light. Many of the Oak's residents even took to the dance floor to enjoy the rhythm of the music.

It was a fun filled night that everyone enjoyed thoroughly!

**The Traditions**



L to R: Chris Mahoney, Joe Clements, Jerry Chianella, Mike Cuomo, Johnny Streich



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Join Doctor John Jackalone DPM of Seaford Foot Care for a discussion on balance, foot health and fall prevention. Learn helpful strategies to stay steady, safe and independent.

**Residents are invited to enjoy a complimentary dessert table featuring a variety of sweet treats and refreshments.**

**Date: Friday, July 17th at 3:00 PM**

**Sign-up: Monday, July 13th 3 - 4 PM**



**For more information, please call Frieda Cassano at 516-431-0565**

**Approved by The Board of Directors of the Oaks**

**THE CLUBHOUSE COMMITTEE INVITES YOU  
TO A FREE LUNCHEON**

**Presented by Laura LaFauci, Long Island Regional Director of Outreach for the Aging**

**AMBER COURT ASSISTED LIVING**

**Luncheon on Thursday, August 13th at 1:00 PM**

**Sign-up on Monday, August 3rd from 3 to 4 PM**

This luncheon will be an interactive discussion with Laura LaFauci, Futterman Lanza LLP, Elder Law Attorney and all Oaks residents who attend.

**For more information, please call Frieda Cassano at 516-431-0565**

**Approved by The Board of Directors of The Oaks**



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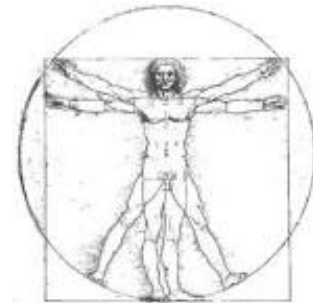
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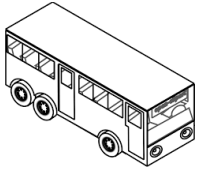


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**Dates: Tuesdays, July 14, 28**

(In the event of inclement weather, **call 516 797-7916**)

**Pickup Location: Front of Clubhouse                      Pickup Time: 10:20 AM**

**(Please note: there is a minimum of 5 people for this service)**

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<b>Target</b>	<b>Exact Location</b>	<b>Return Time</b>
Sunrise Hwy., Copiague	Front Entrance	1:30 PM

**Monthly Newsletter Information**

**August** Newsletter information is needed no later than **7/24**, However, it is suggested submitting it as early in the month as possible to assure placement.

Please contact the following people if you would like to include information for consideration in the Newsletter.

**Carol Jannotte**  
[carolannloujan@gmail.com](mailto:carolannloujan@gmail.com)  
**516 799-0573**

**Thea Schiralli**  
[thea.schiralli@gmail.com](mailto:thea.schiralli@gmail.com)  
**516 809-7826**

**Kathy Corcoran**  
[kcsoundwaves@yahoo.com](mailto:kcsoundwaves@yahoo.com)  
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# Happy Birthday

Elaine Healey, Erna Hittmeyer,  
Marge Kelly, Howard Pigott  
Susan Staller, Rena Vultaggio

&

All who reside in the Oaks Community  
who are celebrating a birthday in July

## The Clubhouse Committee Thanks

**Maria Giancaterino, 307 Andover Court**  
for her donation of the red, white and blue  
blankets she crochet for the Memorial Day  
celebration.

And

**Victoria Ackerly, 308 Andover Court**  
for having the Oaks first "Afternoon at the  
Movies" on May 30th with the presentation  
of "Phantom of the Opera". It was a moving  
film and a huge success. We look forward  
to having many more.

## Thank You to Our Newsletter Contributors

The Oaks community members who helped  
make this issue complete.

<b>Donna Rehman</b>	Cover Photo
<b>Lisa DelCampo</b>	Social Night Article & Photo
<b>Thea Schiralli</b>	Oaks Website
<b>Myra Broder</b>	Newsletter Proofreader

# Welcome! To The Oaks

Nicole & Damien Pinou, 1312 Bucknell Dr.  
Chum Soon & Han Choo Do, 806 Bucknell Dr.



## FRIENDLY REMINDERS OF THE MONTH

- Never leave trash of any kind, outside the  
garbage dumpster.  
It will attract rodents and create odors that  
are harmful to others.
- All boxes and cartons must be flattened  
before disposing.
- Putting mattresses and furniture in the  
dumpster is **Prohibited**.  
If you have items to dispose that are too  
large to fit in the dumpster, please call  
**Eagle Sanitation at 631- 491-1311.**

**Thank you for your cooperation.**

## The Oaks at Broadlawn Website

You must be invited to join our website.  
Please send your email address to

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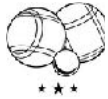
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## Clubs



### Sunshine

A-L.....Eileen Carver  
 M-Z.....Clare Currin

### Gad-Abouts:

Claudia Carpenter 516 826-8166  
 Bobbi Edelson 516 781-4477

**Golf :** Mike Leykamm 516 795-5537  
 Dan Rehman 516 799-1749

### Knitting & Crochet & Women's Exercise:

Mary Scicutella 516 799-2423

### Men's Open Play Bocce & Deck Shuffleboard:

Ron Giachetti 516 541-5271

### Indoor Shuffleboard:

Mike & Terry Leykamm 516 795-5537

**Pinochle:** Mike Leykamm 516 795-5537  
 Bob Carpenter 516 826-8166

### Wii Bowling:

Dan & Donna Rehman 516 799-1749  
 Bill Busch 516 302-3540

### Women's Bocce:

Pat Rolls 516 557-3723  
 Donna Rehman 516 799-1749

## Other Chairpersons

**Bingo & 50/50** Bill Fietz 516 279-6112

**Community Directory** Annette Ferrante 516 798-8758

**Librarian** Terry Rizzo 516 799-5886

**Newsletter** Carol Jannotte 516 799-0573

## 50/50 Winners

Drawing held on **6/2/26** are as follows:

Dolores Donovan	#1905	\$200.00
Catherine Behan	#2002	\$100.00
Eleanor Antinis	# 606	\$ 50.00
Maryann Romolo	# 801	\$ 50.00
Elvira Ventura	#2510	\$ 50.00
Pete & Marion		
Varvaro	#1002	\$ 50.00
Robert & Jean Bittner	#1105	\$ 50.00
Bernard Muldoon	#1707	\$ 50.00
Tim & Clare Murphy	#2402	\$ 50.00
Barbara Fuina	# 507	\$ 50.00

## Recurring Calendar

### Monday

Bingo 1 - 3 pm

### Monday - Thursday

Senior Exercise Tape 10 - 11 am

### Tuesday

Outdoor Shuffleboard - Seasonal

### Wednesday

Men's Golf 8:00 am  
 Women's Bocce Assigned Times  
 Crochet/Knitting Club 11:00 am

### Thursday

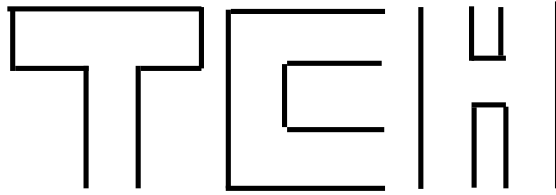
Yoga 10 - 11:15 am

### Friday

Table Shuffleboard Assigned Times  
 Wii Bowling Assigned Times  
 Ping Pong Assigned Times

### Saturday

Men's Open Play Bocce 10 am -12 pm  
 (Seasonal)



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## OAKS SPORTS NEWS

### **Women's Bocce Season Comes to a Successful Close Celebrating a Season of Friendship and Fun**



L to R: Julie Coyle, Deborah Fazzare, Julie Campbell, Eileen Anderson, Myra Broder

### **Congratulations to all the winners**

**1st Place** - Eileen Anderson & Julie Campbell

**2nd Place** - Julie Coyle & Deborah Fazzare

**3rd Place** - Myra Broder & Julie Campbell

\* (In addition to winning 1st Place with her partner Eileen Anderson, Julie Campbell subbed for Joan Jacques who unfortunately due to an injury was unable to finish the season with her Partner Myra Broder)

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## Wii Bowling 2026 Season Finale

### **Congratulations to all the winners of the 2026 Wii Bowling Season**



**1st Place Team #22** Bill Busch, Marcia Korgood, Fred Lidonnici, Rosalie Lidonnici

**2nd Place Team #15** Bill Fietz, Ellen Lacy, Ozzie Secchi, Tom Varriale

**3rd Place Team #14** Jack Bruno, Carol Schuhlein, Carol Warner, Joe Zammit

**High Average Men:** Bill Fietz - 242

**Women:** Deborah Fazzare - 225

**High Game Men:** Ralph Memoli - 290 & Ron Giachetti - 290

**High Game Women:** Carol Schuhlein - 289

**Most Improved - (Based on 3rd week average to 10th week average)**

**Men:** Ralph Memoli 58 Pins 137 to 195 **Women:** Claudia Carpenter - 38 Pins 146 to 184

# Supporting Independence at The Oaks at Broadlawn Manor



Elegance at Home is proud to support residents of **The Oaks at Broadlawn Manor** with personalized home care services designed to promote independence, comfort, and peace of mind. We are a licensed home care agency offering trusted support, and all of our caregivers are Home Health Aide Certified. Whether you need daily support or just a companion to brighten your day, our team is here for you.

## Our Services Include:

- Personal Care Assistance (bathing, dressing, grooming)
- Meal Preparation & Feeding Support
- Medication Reminders
- Mobility & Safety Support
- Escort to Appointments and Social Events
- Light Housekeeping & Laundry
- Companionship & Social Engagement
- Respite Care for Family Caregivers

## Complimentary RN Visits

As part of our service, a **Registered Nurse (RN)** will visit your home at the start of care and **every 90 days – at no cost to you**. During these visits, our RN will:

- Work closely with your doctors to create a personalized care plan tailored to your needs
- Assess your health and wellness needs
- Ensure safety measures are in place
- Provide guidance to both clients and families

This ongoing clinical oversight ensures that your care plan always meets your changing needs.

## Our Specialization

At Elegance at Home, we specialize in creating care plans tailored to each individual and family. Our expertise includes:

- Dementia and Alzheimer's care
- Seniors wishing to remain independent at home
- Families needing respite care
- Individuals transitioning home from rehabilitation or hospital stays

Our commitment is to **provide dignity, respect, and peace of mind** with every visit.



## Angela Morrone, Business Development Manager

**Connect with Angela today to learn more about the home care process** – she's here as your guide and resource to help you navigate every step with confidence.

**P:** (631) 505-5669

**E:** amorrone@eleganceathome.com

