**BOARD MEETING – November 15, 2023**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| LAUREN BIANCHI  MICHELLE CROMWELL  ROGER CROOK  ~~PAT DEGNAN~~  SCOT DESORT | ~~DANIEL GRANT~~  MICHAEL ILARDI  ~~GLEN KATZ~~  MARK KEMPNER  STEVEN KOENIGSBERG | MICHAEL LYNCH  DARYL MACELLARO  ~~JOANNE MACHALABA~~  BEVERLY NEMIROFF | KRISTEN NEU  BARRY SILBIGER  MICHAEL STOCKNOFF |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: None

**LEFT EARLY**: None

**ABSENT:** Pat Degnan, Daniel Grant, Glen Katz & Joanne Machalaba

Michael Ilardi, President, called the meeting to order on Wednesday, November 15, 2023, at 8:00pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Michael Ilardi

Steve Koenigsberg, Roll Call

**MOTION #1**: Motion to approve the minutes from the 2nd Annual October 15, 2023 Board meeting.

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

Discussion:

* None

**Motion Carried**

**MOTION #2**: Motion to approve the minutes from the October 18, 2023 Board meeting.

**Motion by: Michael Ilardi, President 2nd by: Mark Kempner, Past President**

Discussion:

* None

**Motion Carried**

# CORRESPONDENCE

99 Lake Shore Dr-Variance for a garage, height limitations, meeting for town board on November 21st at 7pm

**GOOD & WELFARE**

John DiNiro, 63 Cayuga Ave: Witnessed action taken by our President, Mike Ilardi and he was excellent with handling the situation. He made himself available & confronted the gentlemen while showing a lot of professionalism. He ended up giving him a summons.

Mike I.-Thanked John for being his backup.

# PRESIDENT’S REPORT: Michael Ilardi, President

Civic Affairs is doing a food drive; collecting weekly.

Preschool-got the CO, just waiting on the back order on a few items.

Tree work: Drum and Clubhouse properties are done, A-field will be taken care of tomorrow.

House Activities is running a holiday party with hopefully music and food. The bar will be open.

Women’s Club is remarkable with all that they do and do a wonderful job.

Blood Drive is coming next Tuesday.

Thanked Mike Stocknoff for refinishing the gavel.

We received a bill from JCP&L for $15,000 going back to 2018. It only had WML Road but no address number. The bill is for the WML sign area. Telephone & spotlights have nothing to do with the meter. Finally settled this down to $2,000 and is now straightened all out.

Thanked Ryan for bringing it to our attention.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

Discussion:

None

# LEGAL COUNSEL’S REPORT

Discussion:

# None

# COMMITTEE REPORTS

Letter from Pat Degnan: She went to a CAI conference in Freehold on Thursday, 10/19 where they discussed communities & insurance. This is her report:

I attended 2 of the Educational Seminars:

First one was regarding Community Insurance:

An interesting fact I learned is that we are not unique in the increasing difficulty in obtaining insurance without the large increases in premiums. CAI had done a survey of about 10,000 associations, 91% replied that they will have large increases anywhere between $100 -$500 per year and anywhere between 10% - 50% as the community ages. 83% had received notices of cancellation but were eventually able to secure insurance but at a higher cost. Insurance companies looked at 3-year loss history, Tort Immunity and Funding methods in Reserve Studies. They suggested that Reserve Studies be revised every 3 years.

Second one was regarding current pending state legislation regarding Community Associations:

Bills S2760/A4384 have to do with structural integrity, which does not affect our community, but I did learn that the Department of Community Affairs will be responsible for the enforcement of any laws enacted.

There is a bill which concerns mulch may not be closer to the foundation than 18 inches and it applies to both Community property and homeowners’ property. This is because of the combustibility of the mulch. This bill has passed and is 1058. These bills can be found on the NJ Dept of Community Affairs website.

Candidates’ night-Monday, October 30th was a big success with many in attendance.

I just wanted to thank Roger and Steve for their help getting more chairs out for Candidates Night. I had requested maintenance to set up 50 chairs as this is usually sufficient but not that night. I did try to take attendance, but all the chairs were filled and there was standing room only even after they had put out the extra chairs.

Besides the Political Candidates we had also invited the candidates running for the Rockaway Township Board of Education. Three of the six candidates did attend.

**NEW BUSINESS**

**WOMEN’S CLUB FYI:** Hired Santa Thomi & Mrs. Claus for the preschool Santa photos fundraiser at a cost of $1,100. Money to come from Country Club.

Kristen: Ticket sales cover costs already.

**MOTION #3**: Motion to hire Markovski Landscaping to remove existing walkway from Clubhouse to beach 1 dam & install a new walkway. Total cost not to exceed $24,000 & money to come from Country Club. New walkway will also include installation of schedule 40 pipe 2’ under walkway-3 of them at ten foot intervals to run underground power lines for functions on lawn.

**Motion by: Steve Koenigsberg, Director 2nd by: Roger Crook, 1st Vice President**

**Discussion:**

What are pipes for? Permanent or temporary electric? To run electric through the sleeve and it’s permanent.

Where is it terminated? 3 pipes, 10 feet apart.

May be used for permanent lighting and electricity for gazebo.

Replacing the walkway but will still end in the same area; just straightened out & fan out closer to the dam.

Materials? Pavers will match those that go into the gazebo.

**Motion Carried**

**MOTION #4:** Motion to hire Malachy to service all appliances as outlined in the agreement at a cost of $2,990 + tax. This includes the service contract with the annual service plan. Money to come from Country Club.

**Motion By: Steve Koenigsberg, Director 2nd by: Scot Desort, Director**

**Motion Carried**

**MOTION #5:** Motion to purchase Tiger Trout from Musky Trout Hatcheries for $2,057.78. Money to come from line 521.03 and will overspend the line.

**Motion By: Michael Lynch, Director 2nd by: Daryl Macellaro, Director**

**Discussion:**

How much is it overspending the line? $299.78

Money in overall budget to cover the overspending.

**Motion Carried**

**MOTION #6:** Motion to purchase 2 dock sections, 4’ x 25’ for T configuration from Custom Docks for $10,000. Monies to come from 2024 budget, line 505.01.

**Motion By: Michael Lynch, Director 2nd by: Michael Ilardi, President**

**Discussion:**

We are paying the deposit in January.

Sounds like a really good price.

Is this overspending the line? No, it’s from next year’s budget.

**Motion Carried**

**MOTION #7:** Motion to hire Halecon as our vendor for the tennis court project at a cost up to $550,000. $450,000 to come from the Capital Improvement Fund and $100,000 to come from the Equalization Fund based on the pre-approved motion back on 7/20/2022.

**Motion By: Daryl Macellaro, Director 2nd by: Michael Ilardi, President**

**Discussion:**

Regarding the topping, is it over what’s already there? Yes

Halecon is building on top of what’s already there.

Drainage is going around the courts & taken away from that area.

Have at least 2 layers there now. Place 2” crushed stone, 2” base coat asphalt and 2” topcoat

Basketball courts were done in 2007 and still holding up.

Where is drainage running to? Under A-field.

We were able to get post tension for $500,000 but now only black top, why? Prices increased; post tension would cost around $800,000 now.

Lights & poles will remain there and run new lines to the poles.

This company did the Peterson Field Courts have been in business since 1981.

Once we start digging, we don’t know what’s under there. We did a study and we do know there’s rocks, water, tree stumps, etc. The vendor believes that leaving what is there is the best option to create a stable base. We will work with an electrician to rewire and possibly replace the lights. Wind screens and the drainage is included in this contract.

What’s the increase level? 6 inches and above the water table. We raised horseshoe pits about a foot and it worked for them.

Court (240x156) will have a pitch for drainage. Will be small.

**Motion Carried**

**SECURITY FYI:** Hired VP Security to repair damaged wires to the security cameras at beach 2 at a cost of $755.70. Money to come from line 531.05 and this will overspend the line.

Do you know by how much? Not sure. Looked up-$248.70.

**MOTION #8:** Motion to hire SouthData to process & mail our 2024 dues statements at a cost up to $2,500. Money to come from line 513.01.

**Motion By: Michael Ilardi, President 2nd by: Barry Silbiger, Director**

Discussion:

**Motion Carried**

**MOTION #9**: Motion to hire the band Spinners Entertainment (Nicole DeLoi Trio) for $1,500 to perform at the WML Holiday party on December 9, 2023. Money to come from Country Club.

**Motion By: Kristen Neu, Director 2nd by: Michael Ilardi, President**

Discussion:

None

**Motion Carried**

**GOOD AND WELFARE:**

None

**ADJOURN AT 8:39p.m.**

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

Next Board Meeting is Wednesday, December 20, 2023

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President