**BOARD MEETING – November 17, 2021**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| MICHELLE CROMWELL  ROGER CROOK  ~~PAT DEGNAN~~  MICHAEL ILARDI | ~~GLEN KATZ~~  MARK KEMPNER  STEVEN KOENIGSBERG  DEBORAH LINNELL | MICHAEL LYNCH  DARYL MACELLARO  JOANNE MACHALABA  BEVERLY NEMIROFF | KRISTEN NEU  AMI NICKEL  BARRY SILBIGER  MICHAEL STOCKNOFF |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: N/A

**DEPARTED EARLY:** MARK KEMPNER, 9:05p  
**ABSENT:**  PAT DEGNAN, GLEN KATZ

Michael Ilardi, President, called the meeting to order on Wednesday, November 17, 2021 at 8:00 p.m.

Ami Nickel Roll Call

**MOTION #1**: Motion to approve the minutes of the 2nd Annual Meeting on October 10, 2021.

**Motion by: Michael Ilardi, President 2nd by: Joanne Machalaba, Treasurer**

Discussion: None

**Motion Carried**

**MOTION #2**: Motion to approve the minutes of the October 20, 2021 Board Meeting.

**Motion by: Michael Ilardi, President 2nd by: Michelle Cromwell, Director**

Discussion: None

**Motion Carried**

# CORRESPONDENCE

* St. Peter’s Orphanage in Denville is holding a Charity Basketball Tournament on Saturday January 15, 2022 at 2p; asking for participants, vendors, sponsors, donations for their basketball tournament; will pass information to the Athletics Committee

**GOOD & WELFARE  
Michael Freedman- 23 W Lake Shore Dr**

* Resident asked for an explanation for the charges for accessing a file; he is looking for the plans from old Drum pool project

Response: The plans from the Drum pool project from years ago do not exist digitally; there would be a cost to reproduce architectural plans due to their size; there is a copy that the Site Manager maintains in the office that residents can view when the office is open

**Barry Mendelsohn- 53 Oakland Ave**

* Resident has served on the Nominating Committee; resident is requesting that 2022’s Nominating Committee be established earlier than June/July; based on his experience, he recommends April at the latest, but March is ideal; he feels the Nominating Committee needs more time to complete their duties effectively

Response: We will aim to nominate earlier in the spring

**Laura Eory- 8 Huron Ave**

* Resident is the new President of Women’s Club; came to the board to introduce herself

Response: None

# PRESIDENT’S REPORT

Michael Ilardi, President

* Update received for Water Department Building on Montauk; town is going out to bid at the beginning of 2022
* Blood Drive yesterday collected 44 units; 367 total units collected for the year; we are holding them every two months since they have been very successful
* Thank you to Patrizia Trento, who stepped down as the Women’s Club President; welcome to the new Women’s Club President Laura Eory
* STEM Program run through Rockaway Schools; the person running it is a lake member and the attendees are students within WML; we are allowing them to hold their meetings in the Clubhouse as long as there is a host here; they can work with the office to schedule dates and times; will be passing this program over to Civic Affairs to sponsor
* Lake Management Year End Review will be held on December 2 with our Lake Consultants; the presentation will be in person but also on Zoom
* Both Charlie Bogusat and Mike Ilardi were elected to the COLA Board of Trustees; would like to see different topics added to COLA meetings, like legal, insurance, bidding process, etc; Board members please send ideas of topics you’d like to see covered at COLA meetings
* This month’s COLA meeting reminded us that we need to issue a copy of the ballot in the notice of the annual meeting, which is included in the newsletter, so we are already compliant; they also reminded us that we have to post the dates of the Board and Annual Meetings outside of the building; we will work to create a place to post this
* HAC Clubhouse Holiday decorating and set up of the Women’s Club Holiday blow ups will happen Sunday November 21 from 9am- 12pm; please come by to help decorate
* Committee Minutes- some have been missing; please catch up on your minutes
* Happy Thanksgiving and Happy Hanukkah

Discussion:

* NJ COVID Protection Act will expire 12/31/21 and WML is in support of renewing this; please reach out to your legislators to ask for an extension

**OFFICE REPORT**

* November 2021 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* November 2021 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* Oct 15- Nov 15, 2021 report distributed by email.

Discussion: None

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* Through October, POA has spent 84% and we’re on track for about $100-150K of surplus
* Reminder to all to get all invoices in promptly
* Working to keep cash accounts under FDIC insurance limits
* So far, Country Club net income $116k; Camp expected to be positive $5K; HAC is at $7k net; B&R at $97K net
* Women’s Club’s Dance and Acro program has been profitable
* Preschool is at an approximate loss of $4,500, but remember there was no summer program this year; 2022 Preschool budget will be presented at the December 2021 meeting; we want to be profitable, but still be a good value to our community
* Insurance motion will also come in December 2021
* Have been monitoring the surplus funds balance; there will be a December motion to move monies into the Capital Improvement and Sinking funds

# LEGAL COUNSEL’S REPORT

* Legislative note regarding COVID Immunity as mentioned by Joanne
* Actively watching a piece of legislation that would mandate 3 hours of state-mandated training required of board members; the content of the training is unknown at this point; if passed, this would impact all future board members

Discussion: None

# COMMITTEE REPORTS

Mike Ilardi, OIC of Planning

* Contract from Spartan came back for the building façade renovation; reviewing the contract and expecting work to begin early spring; contractor will begin to order materials now

**OLD BUSINESS**

# MOTION #3: Motion to hire Stanley & Orke to repair the roof on the Circus Pool bath house & art building. Money to come from Equalization Fund and not to exceed $12,000

# Motion by: Steve Koenigsberg, Director 2nd by: Mike Ilardi, President

Discussion: None

**Motion Carried**

# MOTION #4: Revised Motion to spend up to $4,700 for the new phone system. ( Increase of $400 ) This consists of 7 Cisco IP phones ( previously 6 ) to replace existing phones & a 1 year service contract for the office with RingCentral. $1,698.54 for actual Cisco IP phones from line 513.10 (Office Equipment Repair/Replace). This will not overspend the line. $2,700 for a 1 year service contract for the 7 user lines & features as noted. This cost to come from line 513.04 (Voice/Data) & may overspend the line.

**Motion by: Roger Crook, 1st Vice President 2nd by: Mike Ilardi, President**

Discussion:

* The extra line is for a swing line
* There may be an overspend, about $300-400

**Motion Carried**

# NEW BUSINESS

# BOARD

- Board Seat Nomination- Candidates are: Alan Baldwin, Laura Calabro, Tom Garvey, Daniel Grant

* Each candidate gave a brief bio of themselves

**MOTION TO ENTER INTO CLOSED CAUCUS AT 8:40 p.m.**

**MOTION TO COME OUT OF CLOSED CAUCUS AT 8:50 p.m.**

# BOARD

- Vote to select a candidate to fill vacant board seat; no candidate received the nine votes needed to fill the board seat

Discussion: Board seat will remain open; another vote of interested candidates will take place at the December 2021 Board meeting; all interested candidates are to submit their bios to the office

# MOTION #5: Motion to set the 2022 POA dues at $840 per home & $210 per lot

**Motion by: Joanne Machalaba, Treasurer 2nd by: Mike Stocknoff, Director**

Discussion:

* More in line with the community and different income levels, wants
* Clarification that we are not using the surplus to offset the dues, as there is expected to be $100-150K of surplus

**Motion Carried**

MOTION #6: Motion to transfer $30,000 from Country Club Cash to POA Cash. This is to pay down the CC debt owed to the POA.

**Motion by: Joanne Machalaba, Treasurer 2nd by: Mike Ilardi, President**

Discussion:

* CC cash is currently $391K, some will be used for the façade project
* Clarification that this motion can be done at any point, and more than once, per year

**Motion Carried**

# MOTION #7: Motion to purchase 35 tons of medium infield mix from Partac Peat Corporation. Money to come from line 501.12. Cost not to exceed $2,600 including delivery. This will not overspend the line.

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

Discussion:

* Clarified that all three fields will get some, but some more than others
* Noted that if we can use the dump truck for smaller deliveries, that we may be able to save on the delivery fees
* Clarified that there is no money in the 2022 budget for this, as we are trying to do it this year

**Motion Carried**

# MOTION #8: Motion to adopt Camp White Meadow rate schedule & dates of camp for the 2022 season

# Motion by: Debby Linnell, Director 2nd by: Mike Ilardi, President

Discussion:

* Camp budget will be presented at December 2021 meeting

**Motion Carried**

# FYI: House Ops and Maintenance

* Accepting service contracts from Dixon Energy to service our oil burners at the A-Field, Maintenance & Clubhouse buildings and to service our gas furnace at the preschool at a cost of $1,116. Money to come from line 517.04

Discussion: None

# GOOD & WELFARE

**Stu Joseph- 25 Old Middletown Road**

* Process for voting for filling a board seat was developed years ago in Legal and Bylaws
* Rank choice system was researched and discussed at Legal and Bylaws this month; would the board want to pursue this?

Response: The current process for filling a board seat is OK as-is

**Joanne Machalaba- 47 Lake Shore Dr**

* Residents have asked about a Defensive Driving Course; good idea for Civic Affairs

Response: Civic Affairs will take on this initiative

**Laura Calabro- 15 Mohawk Ave**

* NJ Public question #2 passed on this year’s ballot; educational organizations are now able to use fundraised money to support the organization; can WML Preschool benefit from this change?

Response: The attorney will look into the details of the ballot question and advise

**MOTION TO ADJOURN AT 9:20 p.m.**

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

Next Board Meeting is Wednesday, December 15th, 2021 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President