**BOARD MEETING – February 21, 2024**

**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**:

**ABSENT:** Michelle Cromwell, Pat Degnan, Mark Kempner

Michael Ilardi, President, called the meeting to order on Wednesday, February 21, 2024 at 8:00pm

Steve Koenigsberg, Roll Call

**MOTION #1**: Motion to approve the minutes from the January 17, 2024 Board meeting.

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

Discussion:

* None

**Motion Carried**

# CORRESPONDENCE

None

**GOOD & WELFARE**

Barry Mendelsohn, 53 Oakland Ave: Heard you may be voting on a legal & by-laws motion regarding changes to our Admin Guidelines & Constitution. Not in favor of the change coming to you today. Residents choose to live here knowing we have dues.

Beverly Nemiroff, 63 Shawnee Ave: Thanked Mike & Rudy for helping us get home from Florida. They helped me get into my home. Thanked for her gift from the board.

Suzie Palazzo, 55 White Meadow Rd: Thanked the board for her gift & for thinking of her.

# PRESIDENT’S REPORT: Michael Ilardi, President

We charge a $2 admin fee for certain offered classes. It has been the same for many years and requests to change it to $5.

Kurt changed the post lights to LED’s.

# Tennis courts: Charlie found a lighting consultant to let us know what works best.

Met with contractor for tennis courts; will start work in March.

May need a phone vote for electrical work.  
Deck repair-structural repair is done. Waiting for railing on ramp & outside door area.

Motion later this evening, price increased.

Storm water in the attic that drip downed. Looking to repair cracks & seal on the outside of the building.

Question of when exterior of clubhouse was done; wasn’t it part of engineering plan. Small cracks weren’t noticed at the time.

Preschool partitions for the bathroom have shipped.

Gave an update regarding Pat’s condition.

Question if all lighting will be checked at the A-Field area.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

In January, the POA spent 9% of the budget. 23% of dues have been collected. Pre-paid dues (before January) were $230K as compared to $51K last year at this time. In part because dues statements were sent out earlier.

Of note, newsletter revenue nearly covered printing and postage, which is good news.

Cash Summary - noted the Chase account reflecting $501K has been reduced with funds moved into CDs. Meetings with our bank representatives confirmed we are managing our money to stay close to FDIC limits across savings, checking and CDs.

Country Club financials have a new column for prior year numbers for comparison information. Net income is $53K vs $35K last year at this time.

Camp income is up from last year, $41K vs $4K. Bar & Rental is down, $13K vs $28K.

A question was asked: Where does Preschool Fundraiser Income show up?

Post meeting note: Historically, this was not shown on the Preschool budget as the Women's Club was responsible for depositing funds raised into the Preschool checkbook and managing the spending.  Late last year, this was moved to the Accountant to manage with the Preschool Director. Going forward fundraiser Income and expenses will be reflected on the Preschool budget.

Senior Friendship checkbook is all straightened out & set up.

# LEGAL COUNSEL’S REPORT

Nothing to report.

Discussion:

# None

# COMMITTEE REPORTS

House Activities: Craft Beer Event-thanked those that participated & helped out.

Marketing minutes-New Homeowners being required to sign up for the newsletter online. This can’t be mandatory. We can encourage it but can’t force it.

Athletics minutes-Beach 1 buying sand. Can’t we move the excess sand around to add to the court instead of buying new sand.

**OLD BUSINESS**

**MOTION #2**: Motion to pay for approved deck repair (motion #6) from the January 17, 2024 Board meeting from the Equalization Fund up to $13,387.22.

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

**Discussion:**

None

**Motion Carried**

**NEW BUSINESS**

**MOTION #3**: Motion to hire Garden State Laboratories to test the water at our four lake sites and Drum Pool for the 2024 summer season at a cost of $5,095.00 Money will come from line 503.21. This will overspend the line by $95.

**Motion by: Steve Koenigsberg, Director 2nd by: Michael Ilardi, President**

**Discussion:**

None **Motion Carried**

**MOTION #4:** Motion to hire Garden State Laboratories to test the water at the Circus Pool for the 2024 summer season at a cost of $1,600.00. Split 75/25 with CC/Camp ($1,200 CC/Camp / $400 POA line 503.21). This will overspend the POA line 503.21 by $400.

**Motion By: Glen Katz, 2nd Vice President 2nd by: Michael Ilardi, President**

**Discussion:**

Is it $495 short for the line in total? Yes

Does this have anything to do with the HABS? No

**Motion Carried**

**MOTION #5:** Motion to renew our TOPS ONE membership management software subscription in the amount of $1,537.54 per month, or $18,450.48 per year. This is a 2-year contract renewal. Monies to come from line 513.09.

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

**Discussion:**

Need motion next year for the spending. Ryan will discuss our options with them.

Company makes changes without communicating with us.

**Motion Carried**

**MOTION #6:** Motion to hire John To Go Inc at a cost of $2,926.53 to supply & service 10 port-a-johns for Festival Day weekend. Money to come from Country Club.

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

**Discussion:**

None

**Motion Carried**

**MOTION #7:** Motion to hire Action Park 80s Band for $1,500 to play at the beach party on June 22,2024. Money to come from ticket sales/Country Club.

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

**Discussion:**

Consensus to sell member & guest tickets at the same time? Consensus approved

**Motion Carried**

**MOTION #8:** Motion to hire Musky Trout Hatcheries to stock WML with trout as shown in the attached for $1,996.87. Monies to come from 521.03.

**Motion By: Michael Lynch, Director 2nd by: Lauren Bianchi, Director**

**Discussion:**

None **Motion Carried**

**Application for Household Membership: FYI** 1 renewal pre-approved.

**Discussion on Administrative Guidelines**

We had a majority vote to bring a proposal to revise the admin guidelines.

Proposal: Would be to have two options, current policy or policy as shown in handout.

Rob: Remember how the Constitution is written & how it defines family. This change is for the Administrative Guidelines. This would be better than changing the Constitution. It’s adding to existing guidelines. Last year, it was either/or. If done in the guidelines, you don’t undo the existing rules. Can interpret the definition of family. It would still be either/or where you choose one to follow, not both.

Should not change our Constitution, held up in court. Stretch to say 4 members live in a house that are not related is not in the spirit of a family.

Associate memberships were created for these circumstances. If this change happens, it may make the associate memberships obsolete. This will affect our revenue.

Rob explained that a resident would choose/opt for one or the other.

If you have any other questions or input, please attend the Legal & By-Laws committee meeting.

Mike asked that the guidelines be revised for the President’s spending allocation.

**GOOD AND WELFARE:**

**Barry Mendelsohn,** 53 Oakland Ave: How many families would fall under the new category? We wouldn’t know. Looking to make changes & spend a lot of time for a few people.

Sean Trisler, 91 Erie Ave: We didn’t keep track of how many gay couples are in the lake before the last change was made. It doesn’t matter how many fall under the new category.

Application of household membership: Who are we letting in? Associate membership was based on 4 people per household.

Email newsletter- I like receiving the hard copy of the newsletter.

**ADJOURN AT 9:37 pm**

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

Next Board Meeting is Wednesday, March 20, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President