**BOARD MEETING – February 16, 2022**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| MICHELLE CROMWELL  ~~ROGER CROOK~~  PAT DEGNAN  DANIEL GRANT  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

**ABSENT:**  ROGER CROOK, GLEN KATZ, MARK KEMPNER, STEVE KOENIGSBERG, JOANNE MACHALABA

Michael Ilardi, President, called the meeting to order on Wednesday, February 16, 2022 at 8:00 p.m.

Ami Nickel Roll Call

**MOTION #1**: Motion to approve the minutes of the January 19, 2022 Board Meeting.

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

Discussion: None

**Motion Carried**

Welcome to Devon, our new Media Specialist

# CORRESPONDENCE

* + Kaitlun Tikkun- 13 Seneca Ave- Interested in creating a pollinating garden at the Seneca triangle; will be small plants that would not block sightlines

Discussion: Board consensus to allow: Yes

**GOOD & WELFARE  
None**

# PRESIDENT’S REPORT

Michael Ilardi, President

* WebML online portal has approx. 14% of residents signed up; please remind your committees to sign up; dues statements, newsletter, activity info/registrations will be on WebML
* Storage box for contractor who is doing work on the building will go in the parking lot, with possibly a second on the lawn; chimney work will begin when weather is above 40 degrees consistently
* Security staff was informed about the Rules Enforcement Policy
* Craft Beer Tasting went well; everyone enjoyed the event
* Restitution on the damaged camera at the Beach 1 concession stand was received

Discussion: The appointments for nominating committee will be in March or April

**OFFICE REPORT**

* February 2022 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* February 2022 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* Jan 15- Feb 10 Included

Discussion: Kurt and Bill removed a tree where the new bulkhead will be going

# LEGAL COUNSEL’S REPORT

* Nothing for the public portion of the meeting

Discussion: None

# TREASURER’S REPORT

Michael Ilardi, President

* POA expenditures 9%, in line with last year
* CC is positive with $25k from Camp revenue
* B&R showing a small $300 loss
* New TOPS program doesn’t allow tracking of past dues statements the same as it was in the past; working on a work-around for reporting so we can continue to track

**Discussion: None**

# COMMITTEE REPORTS

Barry Silbiger, Lake and Lake REC

* Details are being worked out on the SEAS partnership with WML

Discussion: None

**OLD BUSINESS**

# MOTION #2: Motion to hire Guscos Landscaping LLC to replace the Drum Pool wall and renovate/remediate the pool deck at a cost not to exceed $100,000. Money to come Equalization Fund

# Motion by: Mike Ilardi, President 2nd by: Mike Stocknoff, Director

Discussion: None

**Motion Carried**

**MOTION #3: REVISED Motion to hire NJ Mechanical to service bar/kitchen equipment at a cost of $1,706 including tax. Money to come Country Club.**

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

Discussion: A revised motion is being presented to correct the funding of this item from POA to CC

**Motion Carried**

**NEW BUSINESS**

# MOTION #4: Motion to spend $15,850 with Princeton Hydro, LLC for professional lake consulting for the 2022 season. Funds to come from line 522.18. This will not overspend the line.

# Motion by: Barry Silbiger, Director 2nd by: Mike Ilardi, President

Discussion: None

**Motion Carried**

# MOTION #5: Motion to spend up to $37,800 with Solitude Lake Management for aquatic vegetation management for the 2022 season. Funds to come from line 521.01. This will not overspend the line.

# Motion by: Barry Silbiger, Director 2nd by: Mike Ilardi, President

Discussion: None

**Motion Carried**

# MOTION #6: Motion to purchase one new dock section from Custom Docks at a cost of $2,132.50, including tax. Funding to come from line 505.01.

# Motion by: Michael Lynch, Director 2nd by: Barry Silbiger, Director

Discussion: This is for the 4x10 gangway; clarification that it does include the pipes

**Motion Carried**

# MOTION #7: Motion for services from Garden State Laboratories to test the water at our four lake sites & Drum Pool for the 2022 summer season at a cost of $3,995. Money will come from line 503.21. This will not overspend the line.

# Motion by: Michelle Cromwell, Director 2nd by: Daryl Macellaro, President

Discussion: None

**Motion Carried**

# FYI: Beach

Hiring Garden State Laboratories to test the water at the Circus pool for the 2022 summer season at a cost of $1,400. $350 to come from POA line 503.21 and $1,050 to come from Country Club/Camp.

Discussion: None

# MOTION #8: Motion to purchase 205 tons of beach sand from Silva/Sahara Sand at a cost of $26.29/ton delivered plus tax for a price not to exceed $5,800. Monies to come from line 503.02. This will not overspend the line.

# Motion by: Michelle Cromwell, Director 2nd by: Deborah Linnell, Director

Discussion: None

**Motion Carried**

# MOTION #9: Motion to hire NJ Pool Management as CPO for the 2022 season for the Circus & Drum Pools at a cost of $14,400. $9,000 to come from line 503.11 & $5,400 from Country Club for 75% of Circus Pool cost. This motion does not include the cost of chemicals.

# Motion by: Michelle Cromwell, Director 2nd by: Pat Degnan, Director

Discussion: None

**Motion Carried**

# MOTION #10: Motion to hire Anthony Camacho for Comedy Night April 2nd, 2022 at a cost of $3,000. Money to come from Country Club to offset ticket sales. Request permission from the board to sell both member & nonmember tickets starting on the same date & waive the waiting period

# Motion by: Ami Nickel, Director 2nd by: Mike Ilardi, President

Discussion: This event did sell out last time it was held; clarification that we are asking to allow non-member sales concurrently because residents commonly buy their tickets in groups/tables at the same time

**Motion Carried**

# MOTION #11: Motion to revise Section S.7 of the Admin Guidelines to read as follows: “In order to promote new leadership, the committee should consider if there has been sufficient transition of qualified leadership in the Officer positions and nominate candidates accordingly.

# Motion by: Kristen Neu, Director 2nd by: Pat Degnan, Director

Discussion: None

**Motion Carried**

# Discussion

We are getting the final quotes for the new bulkhead; we need to hire the vendor before the next board meeting to ensure the work is done in time for the spring; please expect a “phone vote” with the motion and documentation; monitor your emails for the vote in the next week or so

# GOOD & WELFARE

**None**

**MOTION TO ADJOURN AT 8:32 p.m.**

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

Next Board Meeting is Wednesday, March 16th, 2022 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President