

BOARD MEETING MINUTES– January 21, 2026

PRESENT:

| | | | |
|-------------------|--------------------|---------------------------|------------------------------|
| CHARLIE BOGUSAT | SCOT DESORT | DARYL MACELLARO | MICHAEL STOCKNOFF |
| CARRIE CARUANA | MICHAEL ILARDI | KRISTEN NEU | EVAN TRISLER |
| MICHELLE CROMWELL | STEVEN KOENIGSBERG | RUDY RIVERON | NELSON VARGAS |
| ROGER CROOK | MICHAEL LYNCH | BARRY SILBIGER | ROBERT ERIC VEIT III |
| PAT DEGNAN | | | |

ADMINISTRATION: None

ARRIVED LATE:

LEFT EARLY:

ABSENT: Barry Silbiger, Michael Stocknoff & Evan Trisler

Michael Ilardi, President called the meeting to order on Wednesday, January 21, 2026 at 8:10pm.

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

Moment of silence for the passing of Gerry Primavera. He was a long time resident, a Past President of the POA, very active in our community and very knowledgeable.

I would like to dedicate tonight's meeting to him.

Steve Koenigsberg, Roll Call

MOTION #1: Motion to approve the meeting minutes from December 17, 2025 meeting.

Motion by: Michael Ilardi, President

2nd by: Scot Desort, Director

Discussion:

None

Motion Carried

CORRESPONDENCE

None

GOOD & WELFARE

John D: Would board consider meetings starting at 7:30pm.

It's in the Constitution to be on the 3rd Wednesday @ 8pm

Write 2 checks a year to the POA. Is there an option to use a debit card? Can't charge fees on debit cards.

We don't charge a bank fee; it's a convenience fee. It's legal. Our attorney already investigated this.

Suggest the board can consider a dedication to Gerry.

PRESIDENT'S REPORT: Michael Ilardi, President

1st blood drive of year, 70 units; thanks Ilene and she makes a donation based on units donated.

Thanks Scot for being here for the updates with Optimum.

Thanks Eric, Michelle, Roger for all their time with Insurance.

Suggests going to a digital newsletter and using a QR code for access in the future.

Not many residents are looking for it even when getting it late from the post office.

Not practical for postage and employees labeling the newsletter.

Working on Enumerate which may send an email notification for the newsletter.

TREASURER'S REPORT: Nelson Vargas, Treasurer

We are down a full-time employee and with year-end wrap up, we don't have figures to present to the board.

LEGAL COUNSEL'S REPORT

None

COMMITTEE REPORTS

Insurance: Michelle read a statement to the board regarding insurance:

I'd like to begin by sincerely thanking the Board for your continued support throughout this process. The behind-the-scenes emails, texts, and phone calls—offering help, perspective, and reassurance—were truly appreciated. I also want to thank Kurt for his flexibility, Mike Lynch for his connection related to the dam, Eric for sharing his expertise, and Mike Illardi for the countless hours of behind-the-scenes work that helped move this forward. The time and effort required to secure this policy this year was overwhelming, and without teamwork, we would not have been able to get it done when we did.

The insurance committee began meeting back in June to prepare for this renewal. Insurance coverage has become increasingly complex in recent years due to rising costs and the specialized coverage required for items such as the dam. We faced significant challenges finding a carrier willing to insure it. Ultimately, the only company willing to consider coverage required far more documentation and review than we have experienced in past years, which extended the process and carried us through the holidays. Although our dam inspection had not expired, a new inspection was required and was completed on December 29. We worked diligently to provide all requested materials, though there were delays outside of our control.

Throughout this process, we worked closely with our broker and underwriter to ensure coverage remained in place and that there were no gaps. The full Board was kept informed and involved every step of the way. We recognize that communication with the community felt limited until our most recent Facebook update. That was never about hiding information. It was about being careful. We often walk a fine line between sharing updates and protecting the community, and in this situation, releasing too much information too early could have created liability concerns. We limited public communication during this time based on professional guidance from our insurance broker, who advised discretion until coverage was finalized. Unfortunately, we live in a world where sensitive information can be misused, and as the officer responsible, I took my role in protecting this community very seriously. Our priority was always the safety and well-being of White Meadow Lake.

We truly appreciate the patience, understanding, and trust shown by so many during this challenging and time-sensitive situation. We know the majority of the community understood that there was no ill intent and no attempt to mislead. Please know that whenever we are able to share more details responsibly, we will do so. Lastly, I want to remind everyone that we are not just Board members—we are neighbors and community members as well. We do see the posts on social media. I respectfully ask that we all take a moment to consider our words before posting. As a parent and an educator, I often remind young people that if something wouldn't be said face-to-face, it likely doesn't belong online. The Board takes its responsibility to this community seriously, and every decision is made with the community's best interest in mind. Many of us dedicate countless hours—often the equivalent of a full-time job—while balancing families, careers, and personal responsibilities. We understand that others are busy as well, but kindness and understanding go a long way. Words matter, and once they are shared publicly, they cannot be taken back.

Thank you again for your support, your patience, and your trust.

OLD BUSINESS

MOTION #2: PHONE/EMAIL VOTE-REVISED Motion to hire Party Perfect Rentals to provide three inflatables, a trackless truck and attendants for the WML 4th Annual Winterfest at a cost of \$3,783.48. A deposit of \$1,148.75 was made from the 2025 budget Community Events line 539.09. The balance of \$2,634.73 will come from the 2026 budget Community Events line 539.09.

Motion by: Michelle Cromwell, 2nd Vice President

2nd by: Pat Degnan, Director

Discussion:

Via email

Motion Carried

NEW BUSINESS

OFFICE/G&A FYI: Renewed contract with JotForm Inc at a cost of \$1,188.00. \$594 to come from G&A line 513.09 and \$594 from Country Club.

Nelson: Have to remember that if it's being paid by POA and used by Country Club, then cost should also go to Country Club.

Women's Club will transfer to the Humanitix platform for next year.

MOTION #3: Motion to hire D&M Fireworks to provide our fireworks display for Festival Day on July 18th, 2026, or it's rain date, in the amount of \$11,300. \$10,000 to come from POA line 509.01 and \$1,300 from Country Club.

Motion by: Michael Ilardi, President

2nd by: Pat Degnan, Director

Discussion:

During the budget meeting, I thought we were keeping the line to be used the same way.

It was a discussion but voted for the dollar amount, not how it's spent. Committee would like to cover the cost this way.

Motion Carried

MOTION #4: Motion to accept the 2026 Property & Casualty insurance proposal not to exceed \$400,000 from our current broker Jason (Jake) Schlenker CIC, CRM of Couch & Braunsdorf Insurance. Money to come from the 2026 budget line 519.01. See attached for breakdown of coverage and payments to each company.

Motion by: Eric Veit, Director

2nd by: Daryl Macellaro, Director

Discussion:

None

Motion Carried

MOTION #5: Motion to hire NJV Home Improvements to repair preschool soffits and fascia and remove gutters & downspouts at a cost of up to \$3,000. Money to come from the Country Club Reserve Fund.

Motion by: Rudy Riveron, Director

2nd by: Michael Ilardi, President

Discussion:

Removing not replacing? *Yes, installation is in next motion*
Seems that motions do not include 3 bids. *We got 2 for this and struggled to get more.*
Removing gutters to repair rotting wood.
Scot will coordinate the wiring for the preschool cameras.

Motion Carried

MOTION #6: Motion to contract with Markovski Landscaping & Tree Service to renovate the preschool yard as described in the bids at a cost not to exceed \$45,000. Money to come from the Country Club Reserve Fund.

Motion by: Michael Ilardi, President

2nd by: Pat Degnan, Director

Discussion:

I tried to do almost the exact same thing last summer but not sure why it was voted down.
Bids don't look like apples to apples.

Motion Carried

MAINTENANCE FYI: Purchased 2 tires from Freeway/Tire Pros for the 2018 Ford maintenance vehicle at a cost of \$775.76. Money to come from the 2025 budget line 525.01.

MOTION #7: Motion to pay Tri-State Rentals for repairs to the Kubota vehicle at a cost of \$2,595.46. Money to come from the 2025 budget line 525.01.

Motion by: Eric Veit, Director

2nd by: Michael Ilardi, President

Discussion:

Work was done in 2025 and already paid.

Motion Carried

MOTION #8: Motion to pay Motor Masters for repairs to the security vehicle at a cost of \$1,667.81. Money to come from the 2025 budget line 531.04.

Motion by: Scot Desort, Director

2nd by: Daryl Macellaro, Director

Discussion:

None

Motion Carried

MOTION #9: Motion to purchase the remaining 10 4K cameras from UBIQUITI UNIFI that were backordered in December at a cost not to exceed \$2,500 including tax. Funds will come from line 531.05 and will overspend the line.

Motion by: Scot Desort, Director

2nd by: Michael Ilardi, President

Discussion:

None

Motion Carried

MOTION #10: Motion to hire VP Security LLC to remove and replace all of our existing cameras with the new Ubiquiti 4K cameras purchased separately, at all POA properties at a cost not to exceed \$7,500 including tax. Funds will come from line 531.05 and will overspend the line.

Motion by: Scot Desort, Director

2nd by: Daryl Macellaro, Director

Discussion:

Last year we tried to repurpose but decided otherwise. Will overspend by \$9,000 with both motions.

Motion Carried

WOMEN'S CLUB FYI: Hired Captains of Leisure band to play at our Winterfest event at a cost of \$1,000. Money to come from line 539.09.

MOTION #11: Motion to hire J&M Catering to provide food for the New Homeowners Welcome event at a cost not to exceed \$2,366. Monies to come out of the New Homeowners line 539.02.

Motion by: Michelle Cromwell, 2nd Vice President

2nd by: Pat Degnan, Director

Discussion:

We used them for the holiday party and they are very good. Be mindful to keep the menu different from the holiday party.

Easy to get 3 bids for a caterer so why no other bids? *We went by history.*

Motion Carried

MOTION #12: Motion to purchase furniture to replace all existing furniture in the Gold Lounge (see attached list) at a cost up to \$7,500. Money to come from Country Club.

Motion by: Scot Desort, Director

2nd by: Michael Ilardi, President

Discussion:

3 bids? We shopped with multiple vendors and stores don't have the same furniture. We had a specific vision in mind that worked with better quality.

Motion Carried

MOTION #13: Motion to approve the 2026 camp budget & rates.

Motion by: Steve Koenigsberg, Director

2nd by: Michael Ilardi, President

Discussion:
None

Motion Carried

MOTION #14: Motion to hire Jimmy Concrete to purchase and install new Jandy JRT 3000RT pool heater for the Drum Pool. Cost not to exceed \$6,700. Money to come from line 503.08 and will not overspend the line.

Motion by: Steve Koenigsberg, Director

2nd by: Pat Degnan, Director

Discussion:
Circuit question and discussed heater.

Motion Carried

MOTION #15: Motion to use the "When I Work" site for scheduling of lifeguards at a cost not to exceed \$1,500. Money to come from line 503.23.

Motion by: Michelle Cromwell, 2nd Vice President

2nd by: Michael Ilardi, President

Discussion:
Was this tested? *It was used last year.*

Motion Carried

GOOD AND WELFARE:

Carissa Jones, 24 Wenonah Ave: Would like representation of the board at the New Homeowner's Event.

Nelson Vargas, 9 Cherokee Ave: Request to obtain emails from residents.

Regarding our completed audit released digitally and not dependent on office hours: Resident is persistent about this and we don't have a written policy.

I understand why we follow it but the optics aren't good to follow a policy that's not written anywhere.

I urge the board & the Legal & By-Laws Committee to discuss access to the financials/audit.

Michael Ilardi, 19 N. Brookside Dr: Audit Committee made up the procedure that anyone can meet with a member of the audit committee to review the audit. We don't want it published but our obligation is to just be able to show it.

The board signs a confidentiality agreement, and residents do not sign that document so they can put misinformation out there. We have a special audit company.

If we write everything in the guidelines then it would be a book. Not everything needs to be in writing when it's a process we follow.

Francesca Miskowsky, 165 White Meadow Rd: If we cancel Winterfest, does the office mind distributing art kits to whomever wants to pick it up? *Yes, no problem.*

Mike: Don't want the employees here working during a storm and it will be hard to keep up with the snow fall.

Francesca: We are waiting to view an updated forecast. If we cancel, we're looking at 2/15 to hold the event.

Preschool: Current numbers: 5 day:15, 3 day:20 (at capacity), 2 day: 11 (at capacity). Opened registration for the next school year. (Have 15,5, & 1). Amilia launched with a few bumps. Parents pushed back regarding why they are paying fees when paying by cash/check.

Preschool parents requesting refunds for 2 days missed with closings.

Listed dates of upcoming events.

Kristen: Question fees on Amilia.

Nelson: We are passing the convenience fee to the user for using the software.

Kristen: For events we offer no fees when purchasing tickets in the office.

Steve: Paperwork is now done online. No upfront cost but a fee for the usage and payment processing fee. We can put it in the budget if we remove it from Amelia.

Laurie: Can't imagine we need to charge 2% to a customer when collecting cash or check.

Nelson and WC can discuss this with the office.

Pat Degnan, 88 Valley View Dr: Don't believe we should be releasing the audit. It's proprietary information and anyone can view it internally, so it doesn't get spread out in the public.

Michael Lynch, 93 Lake Shore Dr: Dam/Insurance-there's no motion to pay for it. *We are waiting for an invoice.* Where is the money coming from? *Would like to charge it to insurance since it wasn't lake's responsibility.*

Francesca Miskowsky, 165 White Meadow Rd: I agree that Amelia was rushed. It was out of our hands and found out in middle of November that campsite was no longer going to be used. Women's Club isn't notified and then we are left scrambling. We happen to look into other platforms.

Mike I: Maybe when moving to other platforms, we need it going to a set committee so that others affected are in the loop.

Nelson: We plan to make a list of what committees use so we know who needs to be notified.

Kristen Neu, 42 Seneca Ave: Constitution does require mailing notification. We use the newsletter to fulfill that requirement.

Regarding the newsletter, we made efforts to reduce the cost and increase the income but hit a dead end.

Nelson Vargas, 9 Cherokee Ave: It's the perfect time, newsletter distribution is low and we should be collecting emails.

Michael Ilardi, 19 N. Brookside Dr: The board should decide on the distribution of the newsletter, not the committee. The board can direct the committee and the staff what to do. If we get emails now, we can prepare for the future.

Consensus of board: To collect emails from residents when residents are in the office or opt out of information by signing a form. **Board agreed.**

Enter Closed Caucus: 9:43pm

Return from Closed Caucus & Adjourn: 9:50pm

Motion by: Michael Ilardi, President

2nd by: Scot Desort, Director

Next Board Meeting is February 18, 2026

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi-President