

BOARD MEETING MINUTES– April 15, 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: Michelle Cromwell at 8:03pm

LEFT EARLY:

ABSENT: Steve Koenigsberg & Michael Stocknoff

Michael Ilardi, President called the meeting to order on Wednesday, April 15, 2026 at 8:00pm.

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

Scot Desort, Roll Call

MOTION #1: Motion to approve the meeting minutes from March 18, 2026 meeting.

Motion by: Michael Ilardi, President

2nd by: Pat Degnan, Director

Discussion:

None

Motion Carried

CORRESPONDENCE

None

GOOD & WELFARE

Rebecca Mack, 247 W Lake Shore Dr: Discussed playground at Beach 3. Asked around and parents are not going to Beach 3 because of the playground. We can get a petition signed to prove there is a demand for a new playground.

Mike I: We're not against it but pushed it down the line due to a new playground just being added to beach 1 and other priorities. You can bring it to the beach committee so it's documented and can be planned for in the future. More of a priority issue.

PRESIDENT'S REPORT: Michael Ilardi, President

Away in April/May but will have access to email.

TREASURER'S REPORT: Nelson Vargas, Treasurer

I'd like to remind everyone we are approaching the end of April. Dues paid after May 1st will incur a monthly \$5 late fee retroactively applied from January.

Through the end of March the POA has collected approximately \$1.02M in DUES or 45.34%. We are once again slightly behind last year's dues collection at this point but don't foresee any major issues in the long run. Through the same period we have expensed \$430K and have \$1.95M available to spend. With peak

season around the corner, we are in a good position. On the Country Club side, we have a tentative surplus of approximately \$54K.

As a reminder, we have a multitude of amenities available to our residents in good standing. Sign up for Camp, Summer Fun, Preschool, Swim Lessons, our ballroom and pavilions are available for rentals.

Our search of an Accountant replacement continues. If you, or anyone you know, is interested, please reach out to the office to submit an application.

LEGAL COUNSEL'S REPORT

None

COMMITTEE REPORTS

Pat: CAI expo in Meadowlands, April 29th if anyone is interested. I can't attend. 9 free seminars. Great place to get information.

Received email on Dam Safety-4/20 in Livingston. Registration passed but they may still accept them. No number to call. Run by state of NJ.

Carrie: Women's Club received praise for the New Homeowner's event and good feedback. Overall successful and thanks the board members for attending.

OLD BUSINESS

MOTION #2: Revised motion to contract Custom Docks to supply one 18' x 6' dock section at a cost of \$5,300. Monies to come from line 505.01.

Motion by: Michael Lynch, Director

2nd by: Barry Silbiger, Director

Discussion:

Where's dock going? *Beach 3 right now but can move to the F-Dock area at Beach 2 in the future.*

Motion Carried

NEW BUSINESS

OFFICE: Application of Household Membership (1 pre-approved)

MOTION #3: Motion to unencumber the monies from the tennis courts (\$60,707.49), Beach 1 playground (\$48,700.52), and Beach 1 concession stand deck (\$12,908) projects totaling \$122,316.01.

Motion by: Michael Ilardi, President

2nd by: Pat Degnan, Director

Discussion:

Have all contracts have been paid up? Yes.

Motion Carried

MOTION #4: Motion to hire Chemtrade to supply alum for the 2026 season at a cost not to exceed \$36,000. Monies to come from line 521.01.

Motion by: Michael Lynch, Director

2nd by: Barry Silbiger, Director

Discussion:

None

Motion Carried

BAR & RENTAL FYI: Hired Malachy Parts & Service to perform our semi-annual appliance service at a cost of \$976.50. Money to come from Country Club.

MOTION #5: Motion to present a ballot question to the community to revise section 44 of the WML Constitution.

Motion by: Evan Trisler, Director

2nd by: Roger Crook, 1st Vice President

Discussion:

Rob, our attorney, suggested the revision.

Motion Carried

MOTION #6: Motion to accept proposed changes to sections B and C of the Administrative Guidelines (changes attached). This edit will also combine sections B and C and will require re-lettering of the sections thereafter.

Motion by: Evan Trisler, Director

2nd by: Roger Crook, 1st Vice President

Discussion:

#2: Request to add Officer in Charge (OIC) or another Officer. Not always the OIC of the committee that approves them. It's how we function.

Revision to add the following sentence: In the absence of the Officer in Charge, another Officer may approve the minutes.

#4: Request to include relevant staff's input

Revision to add the following words in the first sentence: with relevant staff input.

Motion Carried

MOTION #7: Motion to accept proposed changes to section N (use of facilities) of the Administrative Guidelines with the attached verbiage.

Motion by: Evan Trisler, Director

2nd by: Michael Ilardi, President

Discussion:

#1: Dates to be reserved: Gold Loung & Trophy Room rentals have a 60 day wait, not 6 months. Ballroom rentals get the Trophy Room with rentals so don't want to possibly lose out on a bigger rental.

Question came up regarding outside facility area rentals. That falls under the Beach Committee and their process.

#1 revised to remove the last sentence and add "All other Clubhouse area rentals may be reserved up to 60 days in advance."

#3: Dance & Acro/Scouts book in July & August. These are considered calendar dependent so there's no need to change the months as shown.

Motion Carried

MOTION #8: Motion to order sand from Silvi at a cost not to exceed \$7,500. Monies to come from line 503.02.

Motion by: Robert Eric Veit, Director

2nd by: Pat Degnan, Director

Discussion:

How much are we ordering? *We can't say, it depends on weight, tax & delivery.*

Motion Carried

MOTION #9: Motion to order 2 new AED units from Heart Felt Harmonies at a cost of \$2,169.68 (\$1,084.84 each). Monies to come from line 503.06 and will not overspend the line.

Motion by: Robert Eric Veit, Director

2nd by: Pat Degnan, Director

Discussion:

Didn't we buy 2 last year? *Yes, but we need more since others are expiring.*

Motion Carried

MOTION #10: Motion to purchase a 10x14 shed for Beach One from Amish Mike to replace the existing shed at a cost not to exceed \$5,000. Money to come from line 501.12 maintain athletic facilities. This will not overspend the line.

Motion by: Daryl Macellaro, Director

2nd by: Roger Crook, 1st Vice President

Discussion:

Do we pay for demo? *No, done in-house.*

What is Eagle Scout doing again? *He's doing the shelving.*

Good idea to prime the inside since it's unfinished wood. Sitting on the beach by water/moisture. *It's not necessary.*

Motion Carried

GOOD AND WELFARE:

Lisa Dispenza, 29 Comanche Ave: Here on behalf of Women's Club and New Homeowner's Committee. Letter read to thank the board members and how the event received good feedback. Suggestions like simpler maps, more detailed information describing what each committee does.

Francesca Miskowsky, 165 White Meadow Rd: Women's Club update: Wellness Event scheduled for 5/3- cancelling due to lack of reservations.

D&A: Recital is 4/25 at Morris Knolls, tickets \$15 and starting to plan the budget for next year.

Preschool registration is looking good for Summer Fun

2 & 3 day almost sold out.

26-27 school year, 5 day-19, 3 day-19, 2 day- 6

Scholarship: Applications are in, sub-committee is meeting on 4/27.

Mike stated that good & welfare is not the place for a committee report. This information can be found in the committee minutes which are included in the director's board packet.

Adjourn: 9:00pm

Motion by: Michael Ilardi, President

2nd by: Charlie Bogusat, Past President

Next Board Meeting is May 20, 2026

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi-President