**BOARD MEETING – November 22, 2022**

**PRESENT:**

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

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq. (Absent)

**ARRIVED LATE**:

**LEFT EARLY**:

**ABSENT:** Scot Desort, Daniel Grant, Mark Kempner, Deborah Linnell, Daryl Macellaro

Michael Ilardi, President, called the meeting to order on Tuesday, November 22, 2022, at 8:00 p.m.

Suzie Palazzo, Roll Call

Discussion: This is a rescheduled meeting from last Wednesday due to not having a quorum

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

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

**Discussion:**

The board acknowledge we may not have minutes from the 2nd annual meeting due to a BitLocker lock out.

Board acknowledges they may want to reconsider capturing every name and address for each comment in 2023 2nd annual meeting.

**Motion Carried**

# CORRESPONDENCE

-Happy Thanksgiving from the Patriots Boy Scouts of America

-Four letters from Lauren Bailey Lands, looking to buy properties. They are looking at four lots that we own. Erie Ave, Upper Mt and others.

**GOOD & WELFARE**

**Barry Silbiger, 12 Lakeshore Drive: On behalf of my wife and myself, thank you for reaching out. We love this community and we are very grateful for the support.**

# PRESIDENT’S REPORT: Michael Ilardi, President

**-**Maintenance had an accident in the pickup truck. No one was hurt and everything is repairable. Charlie and I have been working with the insurance company. Truck has 33,000 miles and is 10 years old because we don’t drive a lot of miles. We will be repairing it for less money than it would take to replace.

**-**Holiday Party Dec 10th, NYE Tickets are on sale

**-**Year-end lake meeting is December 14th. Please try to attend

-Bar is open tomorrow with live music.

-Went on my first senior trip, the organization is amazing, and Lil does a wonderful job and they are so active.

**OFFICE REPORT**

-November 2022 report distributed by email.

**SITE MANAGER’S REPORT**

-November 2022 report distributed by email.

**MAINTENANCE REPORT**

-Report not included

# TREASURER’S REPORT

-Through Oct- POA spent 1.7 million 83% of the budget- on track for the year. Request to get year-end invoices in for payment.

-Cash Summary- Equalization Fund: Agreed to release the $4,600 left in the Drum Pool project after we pass the motions for final expenses.

-Tennis Court Project will be shown under the Capital Improvement Fund as a pending expense

-Question about when the Tennis Courts will start. Response: There will be a better timeline by December or January, contractor is booked out through July of 2023 so we will likely not start before then.

-Ryan requested Athletics Committee Chair keep him in the loop as the project progresses so he can have a handle on when payments will hit. Agreed to do.

-Question Do we need a subcommittee as there are several community members that have brought good questions and have experience that could be helpful. Response: No, we are good with the committee as is for now. We would like to keep things to the group we have instead of opening the door to these discussions. All questions should roll up to Daryl at this point. Reply: All sub-committees would roll up to the committee, so I think it would be helpful to have them involved. If Jen Cordes can be included in that discussion that would be appreciated. Agreed to include Jen.

-Pat: People really feel comfortable with our dues this year, I think people are seeing all the work happening around the community, so I wanted to compliment everyone on the work that has been done.

-Laurie sent out lien letters to collect dues. She is very good at getting this in and she is polite about it.

-Noted the host and hostess line overspent by $1,000. Comment: It depends on the event, we do not have committee meeting hosts anymore. If there are groups outside of the committees (scouts, dance, etc.) that is when we bring them in and we need to continue to do that.

-Beverly asked about line 501.08- can we remove swim lesson instructor. Athletics Committee will get back to us.

-CC $234,000 in income. Highlights - Bar & Rental $78,000. Camp $101,000

-Follow up from last meeting where the question was asked if the POA can make a profit. With consult from our outside Accountant, Yes, the POA can make a profit which has no effect on our tax status.

-Board comment on Ballroom rentals: Do the Boy Scouts need two days use of the ballroom, as Country Club rental revenue may be impacted more than necessary? Response is yes they set up one night and run the event the next day. Recommendation is that we move that to one day and if the room does not get rented we can tell them they can have it. This will be a change for 2023.

# LEGAL COUNSEL’S REPORT

-Attorney not present

Discussion:

# COMMITTEE REPORTS

-Marketing: Introduced Vicki Lowrie as the new Media and Communications Specialist Role. We want to welcome her.

**OLD BUSINESS: None**

**NEW BUSINESS**

**MOTION #2:** Motion to accept Bill Bielicka’s salary adjustment as discussed via emails.

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

Discussion: none

**Motion Carried**

**MOTION #3:** Motion to hire Malachy to service all appliances as outlined in the agreement. Service contract with annual service plan at a cost of $2,990.00 + tax. Money to come from Country Club.

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

Discussion: none

**Motion Carried**

**FYI: House Ops:** 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 $1,156. Money to come from line 517.04

**MOTION #4:** Motion to purchase a 4’x25’ dock section from Custom Docks. Cost not to exceed $8,000. Monies to come from 2023 budget line 505.01.

**Motion By: Mike Lynch, Director 2nd by: Barry Silbiger, Director**

Discussion: Where is this going? This is a full dock section off the clubhouse that will give us a T dock. This will give us 10.5 feet to each side of the first pontoon. We can use this later on as the other docks get worn.

-Do we need any additional pimping? No.

**Motion Carried**

**FYI: Beach:** Hired Jimmy Concrete for final remediation work on Drum Pool from damage caused by Guscos Concrete work. $1,385.00 to come from hold back money from Guscos contract (Equalization Fund).

**MOTION #5:** Motion to pay Jimmy Concrete $2,226.65 for final Circus season services. Split 25/75 POA/Camp ($556.66/$1,669.99). Breakout: Line 503.22 Chemicals ($424.16/$1,272.49), Line 503.08 Repair ($45/$135), Line 503.11 CPO services, ($87.50/$262.50)

**Motion By: Steve Koenigsberg, Director 2nd by: Roger Cook, Vice President**

Discussion: none

**Motion Carried**

**MOTION #6:** Motion to pay Jimmy Concrete $3,172.45 for final Drum Pool services for the season. Line 503.22 Chemicals $2,572.45/Line 503.11 CPO Services $600.

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

Discussion: none

**Motion Carried**

**MOTION #7:** Motion to approve 2023 camp season dates. Camp to start on Monday, June 26th & end on Friday, August 18th. No camp on Tuesday, July 4th.

**Motion By: Steve Koenigsberg, Director 2nd by: Mike Stocknoff, Director**

Discussion: none

**Motion Carried**

**MOTION #8:** Motion to hire Fox Architectural Design to provide design & construction plans for the WML preschool bathroom renovation at a cost not to exceed $5,500. Money to come from planning line 507.00 from the 2023 budget.

**Motion By: Mike Stocknoff, Director 2nd by: Pat Degnan, Director**

Discussion: Note that this is for the 2023 Planning Line 507.00

-Joanne: Is there a reason we are not taking them up on assisting with the bidding process? Because we feel like we can handle it.

-You increased the pricing from the quote? Yes, it is an added contingency.

-Will they give us the RFP Specs? Yes, we will get the full design plans to go out for bids.

-The contract does not look like they are giving a written plan which is what the contractors would be bidding on.

**Motion Carried**

**MOTION #9:** Motion to approve the 2023-2024 Preschool budget.

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

Discussion: You are looking for a net income of $25,000? Yes.

**Motion Carried**

**FYI: Women’s Club:** Renting a trackless train for the Winterfest event from Horizon Entertainment for $1,400. Money to come from line 539.09.

**FYI: Women’s Club:** Renting a mechanical snowboard for the Winterfest event from Any Excuse for a Party for $1,487.42. Money to come from line 541.02.

**GOOD AND WELFARE**

**Barry Mendelsohn, 53 Oakland Ave:** Questions what December 14th lake year end meeting is?

-Are the pickleball courts going to be fenced in and separate? No, the individual pickleballs courts are not separated. No.

-Barry would like to recommend low fences in between pickleball courts for a better player experience.

**MOTION TO ADJOURN AT 8:59p.m.**

**Motion by: Michael Ilardi, President 2nd by: Pat Degnan, Director**

Next Board Meeting is Wednesday, December 21, 2022 @ 8:00 p.m.

Written & Submitted by: Devon Maloney & Vicki Lowrie

Approved by: Michael Ilardi, President