

**BOARD MEETING MINUTES– June 17, 2026**

**PRESENT:**

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

**ADMINISTRATION:** None

**ARRIVED LATE:** Carrie Caruana @ 8:02pm, Michael Lynch @ 8:07pm

**LEFT EARLY:**

**ABSENT:** Roger Crook, Steven Koenigsberg & Nelson Vargas

Michael Ilardi, President called the meeting to order on Wednesday, June 17, 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 May 20, 2026 meeting.

**Motion by: Michael Ilardi, President**

**2<sup>nd</sup> by: Michelle Cromwell, 2<sup>nd</sup> Vice President**

**Discussion:**

None

**Motion Carried**

**CORRESPONDENCE**

Letter Kristen Fitzpatrick, 118 White Meadow Rd.: Noticed hose discharging into lake and called town. Town discharged muddy water into the lake. Requested the water to be tested. Town reps came to look at it. Silt settled in water. She can talk to town if she wants it tested.

Town should have drained it into the storm drain.

Our last testing shows the water ok at beach 3.

**GOOD & WELFARE**

None

**PRESIDENT'S REPORT: Michael Ilardi, President**

Vandalism to the Beach 1 deck. Rich worked with police; we signed letters and restitution will be collected. Maintenance will work to try to clean it.

Damage done with e-bikes

Will be banned from property, not a resident. Rich working with police for other behavioral issues.

Names should be shared with Chris Kleinwaks.

Discussed possibly punching a hole in the badge over one's photograph of anyone misbehaving.

**Nominating Committee:** Adding 2 more people to the committee: John O'Connor & Scot Rothbart.

Committee now consists of: John D, Barry Mendelsohn, Ami Nickel, Lauren Bianchi, John O'Connor & Scott Rothbart

## **Show of hands to accept Nominating Committee-Board consensus**

Beach & A-Field parties: There was a political event held. Suggest we need a policy stating no event should be political or business in nature. It's for birthday parties, showers, etc. and have the form revised to exclude these scenarios? Discussion went back & forth against the suggestion.

Date for lowering the lake. This fall.

Office feedback: We have received questions over time regarding the lowering of the lake. Suggest that ample time is given to residents to save money and book a contractor to have any work done.

Thanks those coming out for a dedication for Gerry Primavera at the Beach 2 fishing docks.

Thanks Steve for all his time getting the pools set up, inspections, supplies, and furniture along with the inspection for camp and getting camp ready to be up and running.

Thanks Scot for all his time with Optimum and working on getting the cameras set up.

Get event setups/layouts to maintenance no later than Wednesdays so maintenance has the proper staffing to set up.

## **TREASURER'S REPORT: Nelson Vargas, Treasurer**

None-reports in the packet

## **LEGAL COUNSEL'S REPORT**

None

## **COMMITTEE REPORTS**

**Athletics:** Resident request to use the A-Field for softball practice 2 x's a week. He knows that Hub Lakes gets preference with the fields.

**Security:** Hired a boat patrol operator

**Date dependent events:** An email went out and only Women's Club replied with a list of events.

**Festival Day:** Beach 1 will close at 7pm when lifeguards go off duty (Thursday-Saturday). This was done last year. Sunday is at noon for the fireworks.

Regarding dates: Swim Team info was sent to Roger. Every 3 years for Hub Lakes Champs and every year, Friday of Hubs.

Camp Dance-last Thursday of camp

Mike read off the list of events he received.

## **Show of hands to accept the list of date dependent events: Board consensus**

Swim season is back in: Please don't let kids fish off these docks or hang on the swim lines.

## **OLD BUSINESS**

## **NEW BUSINESS**

**OFFICE:** Application of Household Membership (4 pre-approved)

**MOTION #2:** Motion to present a ballot question to the community to revise section 47 of the WML Constitution.

**Motion by: Barry Silbiger, Director**

**2<sup>nd</sup> by: Michelle Cromwell, 2<sup>nd</sup> Vice President**

**Discussion:**

The 100 members should be changed. There are many more people living here than when this was written in the past. I request that it should state 500. Should be a higher threshold/representation of the community.

Do we know if this number has ever changed before? *Not to anyone's knowledge.*

The member/petitioner should be responsible for notifying the community.

Go back to the committee with 250 and make the petitioner responsible.

Can you do a percentage? *It won't be much of a difference.*

**Motion Withdrawn**

**BEACH FYI:** Ordered 2 metal picnic tables for the Beach 1 deck from Walmart at a cost of \$1,407.43. Money to come from line 503.09

**MOTION #3:** Motion to pay VP Security LLC for additional labor and materials to complete the security camera system upgrades at all 7 POA properties in the amount of \$2,873.54 including sales tax. Money to come from line 531.05 and will be capitalized.

**Motion by: Scot Desort, Director**

**2<sup>nd</sup> by: Mike Stocknoff, Director**

**Discussion:**

None

**Motion Carried**

**HOUSE ACTIVITIES FYI:** Hired Justin Plunkett/Andover Valley to perform at the Beach Party at a cost of \$700. Money to come from Country Club line 5084.

**HOUSE ACTIVITIES FYI:** Hired 3 Piece Suit to perform at the Lawn Party at a cost of \$900. Money to come from Country Club line 5100.

**ATHLETICS FYI:** Ordered T-Shirts for the swim team from DMC Promotions at a cost of \$1,431.60. Money to come from the uniforms line 501.06.

**FESTIVAL DAY FYI:** Hired Airwalks Entertainment to provide a mobile axe throwing trailer for one of the Festival Days at a cost of \$813.63. Money to come from Country Club line 5057.

**LAKE & LAKE REC FYI:** Purchased a PH Monitor for the lake from Geotech Environmental Equipment, Inc at a cost of \$1,344.50. Money to come from line 521.01.

**MOTION #4:** Motion to purchase 144 screen printed T-shirts from DMC Promotions to sell to bar patrons at Festival Day, at a cost of \$1,577.64. Money to come from Country Club.

**Motion by: Mike Stocknoff, Director**

**2<sup>nd</sup> by: Scot Desort, Director**

**Discussion:**

None

**Motion Carried**

**MOTION #5:** Motion to hire 2 armed guards from Prestige Security for Festival Weekend (Friday-Sunday) at a cost up to \$1,800. Money to come from security salary line 531.01

**Motion by: Mike Stocknoff, Director**

**2<sup>nd</sup> by: Scot Desort, Director**

**Discussion:**

None

**Motion Carried**

**Parking for the next meeting will be at beach 1 since the rides will be across the street.**

**GOOD AND WELFARE:**

**Barry Mendelsohn, 53 Oakland Ave:** Looking to see if the nominating committee can get some budget money to advertise.

*Civic Affairs may have money in their budget to help.*

Spoke about security/beaches. Can we use NFC on badges? Can be programmed so it will allow the badge to work or not work.

**Lauren Bianchi, 10 S Brookside Dr:** Comment on lake lowering. If you only give 4-6 months, people are going to be angry. It's their one shot to save money and hire a contractor.

**John D:** Limiting the democratic process to allow residents to bring a petition. We want people's input. To add a financial obligation is over the top to me.

**Adjourn: 8:50pm**

**Motion by: Michael Ilardi, President**

**2<sup>nd</sup> by: Mike Stocknoff-Director**

Next Board Meeting is July 15, 2026

Written & Submitted by: Suzie Palazzo  
Approved by: Michael Ilardi-President

June 17, 2026