

BOARD MEETING MINUTES– February 18, 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: Roger Crook

Michael Ilardi, President called the meeting to order on Wednesday, February 18, 2026 at 8:00pm.

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

Steve Koenigsberg, Roll Call

MOTION #1: Motion to approve the meeting minutes from January 21, 2026 meeting.

Motion by: Michael Ilardi, President

2nd by: Michelle Cromwell, 2nd Vice President

Discussion:

None

Motion Carried

CORRESPONDENCE

Letter read from Helen Primavera thanking the board & staff for their gift to honor Gerry.

GOOD & WELFARE

None

PRESIDENT'S REPORT: Michael Ilardi, President

Thanks maintenance for taking care of everything with the cold and snow. Ballroom is being converted to LED lighting.

Get information to Suzie for the board packet on time unless it's an emergency.

Please respond to emails from the office or other board members in a timely manner.

Discussed newsletter going digital.

TREASURER'S REPORT: Nelson Vargas, Treasurer

Financials are through Dec 31st. Dues collection at 99.5%, POA surplus is tentatively at a 200K surplus.

However, please be aware numbers will fluctuate as we prepare the financial books for the 2025 audit. Final numbers will be provided.

Vandalism line shows zero. Questioned spending.

Consensus from prior/current board was to not add money to the vandalism line. Vandalism expenses were to be tracked by Kurt separately and report provided to the board.

What's the point of having the line? *Line cannot be removed until an appropriate amount of time specified in our policy has passed so we can remove the line from the budget.*

What is the cost of vandalism for 2025? *Will request report from Kurt and provide those numbers to the board.*

LEGAL COUNSEL'S REPORT

Mike I: In process of getting an agreement signed for Temple's use of parking lot (Hold Harmless).

Will be an annual agreement going through 12/31 of each year.

Day care rents from Temple.

Shouldn't board vote on the document? *Attorney wrote up the hold harmless. We've done this before and never had to have board approval. Motion to be made at the end of the meeting.*

COMMITTEE REPORTS

Athletics: Scout, Matthew Martino working on an Eagle project. He was on swim team and worked as a lifeguard. Wants to give back to the community/swim team. He would like approval here before going for further approval.

Will raise money/donations. Swim team needs a new shed and once it's purchased, I would like to build the shelving. Received measurements from Michelle Cromwell. If this project doesn't work, I can rebuild the announcement board by the swim lanes.

Consensus with a show of hands- Board Approved

Lake/Mike I: Bubbler pump no longer worked in front of dam spillway. 1 of the 2 pumps was replaced for about \$600 which is being charged to the Lake dam line and will overspend the line.

House Activities/Kristen: Craft Beer tasting event this Saturday, so buy your tickets.

Nelson: Was an email sent out from Marketing to collect emails? *No*

Office has been collecting them.

OLD BUSINESS

None

NEW BUSINESS

FESTIVAL DAY FYI: Hired Tristate Timing for the Festival Day 5K event at a cost of \$1,290. Money to come from Country Club.

MOTION #2: Motion to hire Horizon Entertainment & Attractions at a cost of \$2,500 to supply a 24' rockwall & a multi-talent entertainer. Money to come from Country Club.

Motion by: Michael Ilardi, President

2nd by: Pat Degnan, Director

Discussion:

None

Motion Carried

HOUSE OPS FYI: 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 \$1,196. Money to come from line 517.04.

HOUSE OPS FYI: Paid B.A. Colella Heating & Cooling LLC \$810 to repair the heat in the clubhouse. Money to come from line 517.04.

***For the upcoming Legal & By-Laws motions, please note that these are the exact verbiage and updates from Rob (our attorney). It isn't Legal and By-Laws undertaking but rather our counsel's recommendation.**

Approximately a year ago, there was a request for Rob to go through our Constitution to make minor changes. This is Rob's wording and the committee agreed to it.

MOTION #3: Motion to present a ballot question to the community to revise multiple sections of the WML Constitution referring to he and his.

Motion by: Evan Trisler, Director

2nd by: Barry Silbiger, Director

Discussion:

Remove everywhere in the motion where it states Legal and By-Laws may consider.

Motion Carried

MOTION #4: Motion to present a ballot question to the community to revise section 24 of the WML Constitution.

Motion by: Evan Trisler, Director

2nd by: Barry Silbiger, Director

Discussion:

Why 66%, it's 2/3rds? Request it to read as 12 votes instead of a percentage.

Percentage is there just in case there's vacancies on the board.

Change motion from 66% to "unless a minimum of 12 board members vote for approval of the board motion or unless...

Motion Carried

MOTION #5: Motion to present a ballot question to the community to revise section 25 of the WML Constitution.

Motion by: Evan Trisler, Director

2nd by: Michael Ilardi, President

Discussion:

None

Motion Carried

MOTION #6: Motion to present a ballot question to the community to revise section 35 of the WML Constitution.

Motion by: Evan Trisler, Director

2nd by: Michael Ilardi, President

Discussion:

Looks the same with different wording. *Revised for clarity.*

Motion Carried

MOTION #7: Motion to present a ballot question to the community to revise section 52 of the WML Constitution.

Motion by: Evan Trisler, Director

2nd by: Michael Ilardi, President

Discussion:

None

Motion Carried

MOTION #8: Motion to present a ballot question to the community to add a new section (53) to the WML Constitution.

Motion by: Evan Trisler, Director

2nd by: Barry Silbiger, Director

Discussion:

Suggest removing the 2nd paragraph; not needed in Constitution. Can fund using our guidelines. This is a taxable account and don't want to be locked to 10 years with the board members changing.

It can be overwhelming to the community and affect other motion voting.

Two sections of the Constitution dictate our money.

We have money in multiple reserve funds that we are required to fund, not specific to the actual name of the fund.

We can override guidelines

We have funds for emergencies. This is a planning fund.

Discussion on laws with funds.

Request further clarification from Rob.

Motion Withdrawn

Mike I: Suggests for the committee to review section 47: Please bring to committee to change petition of 100 to 500 members.

Evan: Mike, you didn't even receive 100 votes to be president. I think it's a little hypocritical to adjust the threshold if you can't even meet it yourself. (Request to be added).

MOTION #9: Motion to hire First Student for the 2026 camp season for daily service for camp transport. Cost not to exceed \$52,000. Monies to come from Country Club line 6101.

Motion by: Steve Koenigsberg, Director

2nd by: Daryl Macellaro, Director

Discussion:

Trips are included.

Busing for after rec program? *No*

Going with option 2.

Motion Carried

After comment: We should explore having our own busing.

MOTION #10: Motion to contract Custom Docks to supply and install one 25' x 4' 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:

Did we get 3 quotes? *No*

What's the plan for this dock? *Add a section to beach 3 or replace a worn section.*

Is Custom Docks the only one that makes docks? *They use our system.*

Motion Carried

MOTION #11: Motion to purchase trout from Musky Trout Hatcheries in the amount of \$2,927.92. Money to come from line 521.03.

Motion by: Michael Lynch, Director

2nd by: Barry Silbiger, Director

Discussion:

No 3 quotes? *There's only a couple in the state.*

Just making a point.

Motion Carried

MOTION #12: Motion to contract Lake Management Sciences to perform applicator services for the 2026 season at a cost not to exceed \$34,000 (includes tax and permit fees/filings). Monies to come from line 521.01.

Motion by: Barry Silbiger, Director

2nd by: Michael Lynch, Director

Discussion:

None

Motion Carried

MOTION #13: Motion to contract Princeton Hydro to perform consultant services for the 2026 season at a cost of \$31,000. Monies to come from line 522.18. This will overspend the line.

Motion by: Barry Silbiger, Director

2nd by: Michael Lynch, Director

Discussion:

Did we budget for it? *Yes, but other fees are included after the budget was made.*

Lake Mohawk does their own testing. During the season, Barry collects the samples for testing.

Motion Carried

MOTION #14: Motion to lease an Avix Mark 2 Laser Autonomic device including installation, programming and a handheld Avix unit from Bye-Bye Birdie at a cost of \$15,620.56 (includes tax). Monies to come from line 522.21.

Motion by: Barry Silbiger, Director

2nd by: Michelle Cromwell, 2nd Vice President

Discussion:

Lease with an option to buy. Need to figure out how to child proof it.

What if it gets damaged? *It's not covered; we would have to pay for it.*

Can be programmed around events. It constantly moves.

Can purchase at end of lease for remaining balance. What's the remaining balance? *Unknown*

Cost of lease goes towards purchase. Installation is the expensive part. Should get it revised to include price.

Do we have option to lease again? *Yes, but would exceed cost of purchase.*

Laser can't hit water due to reflection going up.

Have they provided any references? *Very expensive without knowing. Not a new company and don't know who used it. Winery & sport facilities use it.*

Motion Carried

MOTION #15: Motion to enter into an access agreement with WML Temple for use of the clubhouse parking lot as attached.

Motion by: Michael Ilardi, President

2nd by: Steve Koenigsberg, Director

Discussion:

None

Motion Carried

GOOD AND WELFARE:

Barry Mendelsohn, 53 Oakland Ave: Pat: How many families lived here when you moved in?
Maybe 600 summer homes.

Mike's number of 500 for petitions is reasonable.

Reserve Funds: Shouldn't put restrictions on the funds.

Did I hear correctly that you are trying to get rid of the hard copy/paper of the newsletter? Yes

I disagree with older residents living here and not having access to computers.

We discussed having some copies available in the office.

Adjourn: 9:38pm

Motion by: Michael Ilardi, President

2nd by: Mike Stocknoff, Director

Next Board Meeting is March 18, 2026

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi-President