

**BOARD MEETING MINUTES– December 17, 2025**

**PRESENT:**

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

**ADMINISTRATION:** Robert Rossmeissl, Esq.

**ARRIVED LATE:**

**LEFT EARLY:**

**ABSENT:** Rudy Riveron & Evan Trisler

Michael Ilardi, President called the meeting to order on Wednesday, December 17, 2025 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 November 19, 2025 meeting.

**Motion by: Michael Ilardi, President**

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

**Discussion:**

None

**Motion Carried**

**CORRESPONDENCE**

None

**GOOD & WELFARE**

**Barry Mendelsohn**, 53 Oakland Ave: Thanks everyone who ran the Holiday party. The food and everything was great.

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

Thanked Barbara for stepping up in the accounting Department and Suzie & Laurie in the office for picking up for the lack of staff.

Thanked Roger & Michelle for their work with the insurance

Thanked Scot for working with Optimum and giving up all his personal time

House Activities Holiday Party was well attended. Thanked Kristen, Pat, Ami & Brett

House Activities did a great job decorating the clubhouse but please plan to remove decorations as well as the Women's Club. Please be sure to break down the tunnel decorations outside.

Decorating started with volunteers doing the work and now maintenance spends hours with decorations when the committee is the one that needs to handle it.

Happy Holidays to all!

Recognize Kurt for 25 years with the POA and for all his services.

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

Through the end of November, the POA collected approximately \$2.14M or 99.25% of our budgeted revenue. Expenses total \$2.17M with \$410K still unused for the remainder of the year. Our search for an Accountant replacement continues, as we are seeking an experienced candidate who has at minimum a bachelor's degree. If you know anyone, please feel free to forward their resume for review. The Country Club, through the end of November, is operating at a surplus of \$251K. Thank you to all committees who have taken great strides to keep our budget and expenses in line throughout the entire year.

### **LEGAL COUNSEL'S REPORT**

None

### **COMMITTEE REPORTS**

Will save until later.

### **OLD BUSINESS**

**MOTION #2:** PHONE/EMAIL VOTE: Motion to contract with AMILIA Software for online registrations and payments for Beach/Camp/Preschool and other programs as needed. One time cost of \$899 for training to come from line 503.17. Additional monthly fee of \$75 to be split between Beach/Camp/Preschool as needed.

**Motion by: Steve Koenigsberg, Director**

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

#### **Discussion:**

Via email

**Motion Carried**

Barry: Need to scrutinize these contracts better. They cap liabilities which can hurt us. We should push back.  
Mike L: What is the exposure for a lawsuit?  
If they get hacked and take credit card info from one of customers.

### **NEW BUSINESS**

#### **Auditor's report for POA & CC.**

Mike Smith from Nisivoccia reported findings from the audit. He gave a brief overview of the financial statements. They issued unmodified/clean opinions for both entities.  
No signs of fraud or issues with management.  
POA \$2.1M in revenue  
CC \$2M in revenue

**MOTION #3:** Motion to transfer \$100,000 from Country Club Cash to POA Cash. This is to pay down the CC accounts payable owed to the POA.

**Motion by: Nelson Vargas, Treasurer**

**2<sup>nd</sup> by: Michael Ilardi, President**

#### **Discussion:**

None

**Motion Carried**

**MOTION #4:** Motion to accept the 2024 auditor's report and financial statements for the POA and Country Club from Nisivoccia, LLP.

**Motion by: Nelson Vargas, Treasurer**

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

**Discussion:**

None

**Motion Carried**

**MOTION #5:** Motion to contract with Nisivoccia LLP, to provide Country Club financial auditing services and tax preparation for the 2025 fiscal year as described in their engagement letter, for an amount up to \$22,000. This includes the price quote of \$20,200 and a contingency amount of \$1,800 for potential additional work and fees. Monies to come from Country Club in 2026.

**Motion by: Nelson Vargas, Treasurer**

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

**Discussion:**

None

**Motion Carried**

**MOTION #6:** Motion to contract with Nisivoccia LLP, to provide POA financial auditing and tax preparation services for the 2025 fiscal year as described in their engagement letter, for an amount up to \$30,000. This includes the price quote of \$26,300 and a contingency amount of \$3,700 for potential additional work and fees. Monies to come from the 2026 budget line 513.03.

**Motion by: Nelson Vargas, Treasurer**

**2<sup>nd</sup> by: Pat Degnan, Director**

**Discussion:**

How did we do with spending this year; within the motion?

We didn't overspend.

**Motion Carried**

**MOTION #7:** Motion to accept salaries as discussed in closed caucus.

**Motion by: Michael Ilardi, President**

**2<sup>nd</sup> by: Pat Degnan, Director**

**Discussion:**

None

**Motion Carried**

**MOTION #8:** Motion to accept year-end bonuses as discussed in closed caucus.

**Motion by: Michael Ilardi, President**

**2<sup>nd</sup> by: Pat Degnan, Director**

**Discussion:**

None

**Motion Carried**

**MOTION #9:** Motion to hire Vanderhoof Transportation for busing for six trips (2 round trip) at a cost of \$13,590. A deposit of \$200 is required for each bus trip (\$1,600). Money to come from the 2026 budget line 535.01.

**Motion by: Michael Ilardi, President**

**2<sup>nd</sup> by: Pat Degnan, Director**

**Discussion:**

How much is in budget line? \$15K.

**Motion Carried**

**HOUSE ACTIVITIES FYI:** Hired KickStart and 3-Piece Suit bands to play at the HAC Holiday Party at a cost of \$800. Money to come from Country Club.

**MOTION #10:** Motion to hire Antonio Camacho for \$3,750 to provide three comedians for Comedy Night on April 11, 2026. Money to come from CC/ticket sales.

**Motion by: Kristen Neu, Director**

**2<sup>nd</sup> by: Roger Crook, 1<sup>st</sup> Vice President**

**Discussion:**

None

**Motion Carried**

Requesting approval to exception of guidelines and sell tickets to members & guests at the same time. Tickets purchased as groups. **Consensus Approved.**

**ATHLETICS FYI:** Hired Nickel Artist Services to make shirts for Track & Field at a cost of \$1,163.55. Money to come from line 501.03/intercommunity competition and will not overspend the line.

**MOTION #11:** Motion to hire Garden State Laboratories to test the water at the Circus Pool for the 2026 summer season at a cost of \$1,800. Split 75/25 with CC/Camp (\$1,350 CC/Camp/\$450 POA line 503.21).

**Motion by: Eric Veit, Director**

**2<sup>nd</sup> by: Michael Ilardi, President**

**Discussion:**

None

**Motion Carried**

**MOTION #12:** Motion to hire Garden State Laboratories to test the water at our four lake sites and Drum Pool for the 2026 summer season at a cost of \$6,095. Money will come from line 503.21.

**Motion by: Eric Veit, Director**

**2<sup>nd</sup> by: Pat Degnan, Director**

**Discussion:**

What are 4 sites? 3 beaches & swim lanes.

**Motion Carried**

**MOTION #13:** Motion to purchase UBIQUITY UNIFI IP 4K cameras from UBIQUITY/UNIFI to replace and upgrade our current HikVision Security camera system across 7 common properties at a cost not to exceed \$24,000. This is for hardware and materials only. Funds will come from line 531.05 and will not overspend the line.

**Motion by: Scot Desort, Director**

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

**Discussion:**

For entire camera system? Yes. We don't have anything over 2K and some even less quality.

Are there 3 bids? Two only.

Purchase & install? No, only purchase. Will do install later in 2026.

**Motion Carried**

**LAKE & LAKE REC FYI:** Purchasing a PH and temperature monitor instruments for the lake from Xylem at a cost of \$1,465.72. Money to come from line 521.01.

**COMMITTEE REPORTS:**

Technology: Optimum almost completed our updates.

Bar & Rental: Able Mechanical did walk through to possibly give us an estimate for a service contract.

New TV up in the bar, shows beer menu and advertising events.

Legal & By-Laws: Section P, voted down last time but want to know what everyone's issues are with it. Suzie from the office gave suggestions for changes.

Lake & Lake Rec: Princeton Hydro rep was here to give their report: Only 7 people showed up to the meeting.

Planning: Got our 3 bids for the preschool. Received a bid for the fascia/rotting wood and waiting on another one.

Pat: 10/16 attended CAI meeting.

House Activities: Holiday party-Largest group we've seen and people stayed all night. Thanked all that helped plan and run it. NYE: All tickets are on sale. Full ticket and late-night ticket for band.

**GOOD AND WELFARE:**

**Michael Lynch**, 93 Lake Shore Dr: Wasn't thrilled with the phone vote and the way it went. Didn't seem like an emergency and not 3 bids.

Steve: Questions were answered and it's not a ticket platform like Humanitix. It's for Camp, Preschool, etc-registrations. We needed to be trained and set it up. They don't train until you sign a contract. It was a time issue.

Should still try to get 3 bids.

We don't get 3 bids, we demo different software to see what works for us. They don't all do the same thing.

**ADJOURN AT 8:51pm**

**Motion by: Michael Ilardi, President**

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

Next Board Meeting is January 21, 2026

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi-President