**BOARD MEETING – May 19, 2021**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| ROGER CROOK~~PAT DEGNAN~~SCOT DESORTMICHAEL ILARDI | GLEN KATZ~~MARK KEMPNER~~STEVEN KOENIGSBERGDEBORAH LINNELL | MICHAEL LYNCH DARYL MACELLAROJOANNE MACHALABA KRISTEN NEU   | AMI NICKEL KIM STECHER ~~MICHAEL STOCKNOFF~~ ~~PATRIZIA TRENTO~~ |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: N/A
**ABSENT:** PAT DEGNAN, PATRIZIA TRENTO, MARK KEMPNER, MICHAEL STOCKNOFF

Michael Ilardi, President, called the meeting to order on Wednesday, May 19, 2021 at 8:00 p.m.

Kim Stecher Roll Call

**MOTION #1**: Motion to approve the minutes of the April 2021 Board Meeting.

**Motion by: Michael Ilardi 2nd by: Joanne Machalaba**

Discussion: None

**Motion Carried**

# CORRESPONDENCE

* None

**GOOD & WELFARE**

**Jodi Colasurdo– 5 Oakland Ave**

* Resident has rented the A Field on June 18 and is planning an end of year event for MHHS seniors;
* Event will include DJ until 10p, snacks, activities like mini golf, hypnotist, etc; bags will be checked
* Resident is asking for Board approval for adding a large pop up ten with lights and asking to open up Circus pool for usage; will pay for lifeguards

Response:

* + Clarified that this is by invitation only and seniors have to pre-pay; event time is 7p-11p
	+ Circus pool won’t be open/available until after June 21 due to town inspections, etc.
	+ Clarified that the rental group is responsible for trash removal
	+ Discussed private security guard; RTPD said they would stop by sporadically to check on group
	+ CONSENSUS of the Board to allow: YES

**Scott Rothbart– 2 Wenonah Ave**

* Resident feels that the Tennis Subcommittee proposal is unreasonable
* Resident agrees they need to be redone, but feels like the cost is too high and there weren’t enough options considered
* Resident suggested a mix of half tennis and half multi-use court would be better for our community

Response: None

# PRESIDENT’S REPORT

Michael Ilardi, President

* Thanks Phyllis and Ilene for the Blood Drive; another one is scheduled for July; they have been successful and are being held once every two months
* Badges are being checked for those using our facilities
* August Board Meeting is budget-focused; please work on your budget proposals; please get motions in for the July meeting so that August can be focused on the budget

Discussion: None

**OFFICE REPORT**

* May 2021 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* May 2021 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* May 2021 report distributed by email.

Discussion: None

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* March 2021 and April 2021 POA reports are included in Board Packet
* Dues collection at 81% for end of April; POA budget spend at 30%
* Country Club expenses coming up for Camp, Preschool and Insurance to offset the income
* Special funds total approximately $1 million
* POA cash at $1.3m, up $400k from last year

Discussion: None

# LEGAL COUNSEL’S REPORT

* Nothing to report to the public

Discussion: None

# COMMITTEE REPORTS

Joanne Machalaba, Treasurer

* Question for Camp regarding Remind app; can this be used for preschool as well?

Discussion:

* + Beach lifeguards will also be using this app
	+ Joanne will connect with Beach and Camp to use this app
* Question for Planning; the minutes didn’t show that the committee requested examples of their RFPs

Glen Katz, Director

* Question for Bar & Rental about Food Truck Fridays; will another truck be added?

Discussion:

* + COVID restrictions kept the size of the event small; now they’re lifted and a 3rd “savory” truck will be added
	+ Clarification that while open to the public, this is not advertised by Bar & Rental outside the lake. Residents have claimed to have seen it advertised outside of WML, but have been unable to show where this advertising is.
	+ Barback/bus person position is available; it’s posted on FB POA page

**OLD BUSINESS**

# MOTION #2: Motion to approve hiring Holly Marenzana as the White Meadow Lake Preschool Director at a salary to not exceed the amount approved via Board email vote, constituting a close caucus. Money to come from preschool budget line 5101.

**Motion by: Patrizia Trento, Director 2nd by: Joanne Machalaba, Treasurer**

Discussion: None

**Motion Carried**

# MOTION #3: Motion to hire Michelle Cromwell for position of Waterfront Supervisor for 2021 season. In accordance with information from Board email. Monies to come from line 503.17 & will not overspend the line.

**Motion by: Steve Koenigsberg, Director 2nd by: Ami Nickel, Director**

Discussion: None

**Motion Carried**

# MOTION #4: Revised motion: To hire Solitude Lake Management for 2021 lake management services at a cost of $38,385 invoiced monthly at $4,798.13 (includes tax) March through October. Funds from line 521.01.

# Motion by: Michael Lynch 2nd by: Michael Ilardi

Discussion: None

**Motion Carried**

# NEW BUSINESS

# BOARD

- Application for Household Membership dated 5/1/2021

* + Consensus to accept: Yes

- Application for Household Membership dated 5/7/2021

Discussion: Clarification that the homeowners are the grandparents requesting the badge for the mother of their grandson

* + Consensus to accept: Yes

- Application for Household Membership dated 5/13/2021

* + Consensus to accept: Yes

- Application for Household Membership dated 5/12/2021

Discussion: Employees of a household can apply for an associate membership, or use a guest pass

* + Consensus to accept: No

**Nominating Committee**

President Nominates: Scott Rothbart; Keith Small; Michael Freedman; Russ Nolan; Danielle Maute; Barry Mendelsohn

* + CONSENSUS of the Board to approve: YES
	+ Clarification that the committee determines its own chairperson

# FYI: House Operations

- FYI: Renewal of our annual contract for pest control with Western Pest Services at a cost of $3,502.63. Renewal of Termite defense at a cost of $726.65. Renewal of Carpenter Ant treatment at a cost of $222.85. Money to come from line 517.03. As a utility, this gets voted on as a motion every 3 years and was voted on back in 2019.

Discussion: None

# MOTION #5: Motion to obtain POA Board approval for the following ballot question & explanation to be put to the community at the second annual meeting, contingent upon update of the fund balance at the time of the vote: Should the WML POA replace the existing 6 tennis courts with 5 tennis courts & 4 pickleball courts including fencing, net posts, nets & permit fees by spending up to $500K. Monies to come from the Capital Improvement ($350K) & Sinking Fund ($150K).

**Motion by: Daryl Macellaro, Director 2nd by: Michael Ilardi, President**

Discussion:

* + Clarification that if this motion is approved, then it is on the ballot; any similar motions would be ill-advised by our attorney to approve a conflicting motion, as there’s a chance both can be approved legitimately through ballot vote
	+ Tennis subcommittee has been holding informational meetings monthly; restrictions on multi-use due to the surface and posts for the nets
	+ Athletics constantly looking to upgrade facilities, but these items happen one at a time; another example being the A Field playground where a group of volunteers did research and proposed options
	+ Notes that the Tennis Subcommittee started on this two years ago
	+ Clarification again that this vote is for the board to approve the wording to go to the ballot for the community to vote on
	+ Clarification that the board can vote on the current wording, contingent on the balance of the funds being updated as we get closer to the community vote

**Motion Carried**

# FYI: Security

- FYI: To spend up to $1,275 to install a wireless antenna system for the security cameras at the A-Field location, to replace the cabling that is frequently being repaired. Monies to come from line 531.05. This will not overspend the line.

Discussion:

* + Concern with trees, critters chewing wires; going wireless will resolve this concern

# MOTION #6: Motion to accept the Camp insurance proposal from our current broker Jason (Jake) Schlenker CIC, CRM of Couch & Braunsdorf Insurance. This is an additional cost to our policy for up to $11,000. Money to come from line 519.01. This will overspend the line.

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

Discussion: None

**Motion Carried**

# FYI: House Operations

- FYI: To purchase 25 parking blocks from the Traffic Safety Store at a cost of $1,386.13. Money to come from line 529.01

# GOOD & WELFARE

**Bob Fehon, 37 Lake Shore Drive**

* Resident thanks the board for the support through the development of the project
* Recognized that info was missing last year and the subcommittee made it a priority to inform the community as much as possible this year

Response: None

**Barry Mendelsohn, 53 Oakland Ave**

* Resident suggested adding a line item to the budget to account for collections shortfall

Response:

* Clarified that the Board doesn’t spend more than what is collected
* Clarified that the Board can hold surplus money to help cover any dues not collected
* Hardship application exists for residents with extenuating circumstances

**Committees Reports**

Joanne Machalba, Women’s Club

* Scholarship ceremony is scheduled for Monday, June 7 at 7p; the board will be invited along with recipients and their families

**MOTION TO ADJOURN AT 9:42 p.m.**

Next Board Meeting is Wednesday, June 16th, 2021 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President