**BOARD MEETING – April 20, 2022**

**PRESENT:**

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

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: N/A

**LEFT EARLY**: DARYL MACELARO, 8:42 p.m.

**ABSENT:**  MICHELLE CROMWELL, MICHAEL LYNCH, JOANNE MACHALABA

Michael Ilardi, President, called the meeting to order on Wednesday, April 20, 2022 at 8:01 p.m.

Ami Nickel Roll Call

**MOTION #1**: Motion to approve the minutes of the March 16, 2022 Board Meeting.

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

Discussion: None

**Motion Carried**

# CORRESPONDENCE

**None**

**GOOD & WELFARE  
None**

# PRESIDENT’S REPORT

Michael Ilardi, President

* Rockaway Township requested use of the A-Field for Little League; the Township will be helping to spread the clay on the fields and providing more clay; the Township will also cut the lawn in exchange for using our facilities; we are seeking board consensus to allow usage this spring

Discussion: The Office Manager just told the board tonight that the Township abruptly withdrew their request recently; the Township was aware that this was going in for approval tonight. Maintenance will have to adjust their plan and possibly hire someone new to assist with the maintenance of A-Field

* Many complaints from residents about speeding in the lake; the police are issuing a lot of speeding tickets in the lake; over 50 tickets have been issued in the lake recently
* Meet the Mayor at the Clubhouse will be May 16 at 7pm for WML residents to meet Mayor Joe Jackson
* A-Field bridge is complete
* Since the downspouts re-routing we’ve had no water in the basement
* Building renovation is coming along nicely; there has been no surprises or unforeseen expenditures so far
* Drum pool project is progressing with no overspending; we are able to add two small retaining walls to level off a flat area on the lawn for additional seating
* Thank you to Stu and Joanne for presenting the financial forum; thank you to Kristen for getting it on Zoom

Discussion: None

**OFFICE REPORT**

* April 2022 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* April 2022 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* None

Discussion: The maintenance team is extremely busy with projects and Kurt hasn’t had the time to write this month’s report; landscaping looks awesome

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* POA through March: nearly half of dues have been collected, 22% has been spent, which is on target
* Utilities are tracking slightly higher, primarily due to fuel cost
* Cash summary- The $449k in Chase has been moved to other accounts to get closer to FDIC limits
* Club house exterior expense will hit the reserve and CC cash account; amended motion being presented this evening
* Country Club has $345k, which is mostly camp rev; B&R is positive approx. $6,500, HAC is positive $9K; comedy night was very successful
* WebML has 36% of residents registered, the number has plateaued so remember to tell ppl to sign up

**Discussion: None**

# LEGAL COUNSEL’S REPORT

* Nothing for the public portion of the meeting

Discussion: None

# COMMITTEE REPORTS

None

**OLD BUSINESS**

# MOTION #2: REVISED Motion to hire NJ Pool Management as CPO for the 2022 season for the Circus & Drum Pools at a cost of $14,400. $8,000 is shared between line 503.11 & Country Club (75% of Circus Pool cost) for maintenance costs. The opening & closing of both pools cost $6,400. $2,400 comes from Country Club (Camp) & $4,000 will come from line 503.20. This motion does not include the cost of chemicals.

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

Discussion: None

**Motion Carried**

**MOTION #3: REVISED Motion to contract with Spartan Construction Inc. at a cost of $395,000 with a contingency of $30,000 to renovate the exterior of the clubhouse per ENV plans. $250,000 to come from the Country Club Reserve Fund & the remainder from Country Club.**

**Motion by: Mike Ilardi, President 2nd by: Mark Kempner, Past President**

Discussion: Reminder that this needs a 2/3 vote and a one month waiting period, which we already have waited.

**Motion Carried**

**NEW BUSINESS**

# FYI: Festival Day

FYI: Contracted with The K Street Group for security support services for Saturday, July 16th & Sunday, July 17th of Festival Weekend at an estimated cost of $1,066.25 (includes tax). Money to come from Country Club.

Discussion: None

# FYI: Women’s Club

Purchased tote bags & key rings from Quality Logo Products for the new homeowners’ gifts at a cost of $1,031.94. Money to come from line 539.02

Discussion: The bags are being put together this week; discussed Bar and Rental adding something to the bag, such as a list of their upcoming bands.

# FYI: Beach

Contracted with Mr. Sam’s Ice Cream as the vendor for the concession stand at beach 1.

They will pay us a fee of $500 to the POA to cover utility expenses & the upkeep of the concession stand.

Discussion: None

# MOTION #4: Motion for emergency purchase & install from NJ Pool Management for Circus Pool replacement heaters & a pump at a cost of $9,472. Money to be split with Beach- 25% to line 503.08 ($2,368) & 75% to Country

# Club-Camp ($7,104).

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

Discussion: None

**Motion Carried**

# MOTION #5: Motion for emergency purchase from Rix Pool & Spa for Circus Pool replacement pump at a cost of $1,833.95. Money to be split with Beach- 25% to line 503.08 ($458.49) & 75% to Country Club-Camp ($1,375.46).

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

Discussion: The heaters were installed in 2007; we are not aware of the age of the pumps, but they were very old.

**Motion Carried**

**HOUSEHOLD MEMBERSHIPS**

Application for Household Membership dated 4/12/2022

* + Consensus to accept: Yes

Application for Household Membership dated 4/12/2022

Discussion: The relationship of a sibling is not considered “immediate family” under the constitution

* + Consensus to accept: No

Application for Household Membership dated 4/6/2022

* + Consensus to accept: Yes

Application for Household Membership dated 3/18/2022

* + Consensus to accept: Yes

Application for Household Membership dated 4/18/2022

Discussion: This is a renewal from 2021

* + Consensus to accept: Yes

# MOTION #6: Motion to pay BMI $1,607.40 for the year 2021 for copyrighted music in the Gold Bar, Lounge & Ballroom.

# Motion by: Roger Crook, 1st Vice President 2nd by: Mike Ilardi, President

Discussion: Attorney did look into if our organization was exempt, and we are not; this is paid from Bar and Rental (Country Club)

**Motion Carried**

# MOTION #7: Motion to pay BMI $1,616.40 for the year 2022 for copyrighted music in the Gold Bar, Lounge, & Ballroom.

# Motion by: Roger Crook, 1st Vice President 2nd by: Mark Kempner, Past President

Discussion: None

**Motion Carried**

# MOTION #8: Motion to spend a total of $2,300 for Ferriero Engineering, Inc to perform a regular dam inspection. Money to come from line 521.13.

# Motion by: Barry Silbiger, Director 2nd by: Mike Ilardi, President

Discussion: None

**Motion Carried**

# MOTION #9: Motion to spend a total not to exceed $27,500 for alum deliveries from ChemTrade, used for lake treatment. Money to come from line 521.01.

# Motion by: Barry Silbiger, Director 2nd by: Mike Ilardi, President

Discussion: This is not overspending the budget; the amount of $27,500 includes a contingency for potential increased delivery cost

**Motion Carried**

# MOTION #10: Hired Barnes Bros. Marine to repair the patrol boat engine for a cost of $1,881.93. Money to come from line 531.09.

# Motion by: Mike Stocknoff, Director 2nd by: Mike Ilardi, President

Discussion: None

**Motion Carried**

# FYI: Athletics/House Operations

Hired Fino Electric, LLC to reconstruct the main meter cabinet at the A-Field & replace the light fixture on the boat ramp pole at a cost of $1,100. $725 to come from Athletics line 501.12 which will overspend the line by $47 & $375 to come from House Ops line 517.04

Discussion: None

# MOTION #11: Motion to hire Western Pest Services for General Pests/Carpenter Ants/ Termites for the 2022 season at a cost of $4,741.23. Money to come from line 517.03 & will not overspend the line.

# Motion by: Steve Koenigsberg, Director 2nd by: Barry Silbiger, Director

Discussion: None

**Motion Carried**

# FYI: House Operations

Renewed our maintenance agreements with Harmony Heating to service the A/C units at the Clubhouse at a cost of $1,450.10 charged to line 517.04 & the A/C unit at the A-Field for $170.60 which will be

charged to Country Club/Camp.

Discussion: None

# GOOD & WELFARE

**None**

**MOTION TO ADJOURN AT 8:49 p.m.**

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

Next Board Meeting is Wednesday, May 18th, 2022 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President