

Planning 12/2/20

Chair - Mike Stocknoff

Officer in Charge - Mike Ilardi

7:15pm - 7:58pm

In attendance: Steve Koenigsberg, Joanne Machalaba, Pat Degnan, Roger Crook, Mike Ilardi, Scot Desort, Charlie Bogusat, Mike Stocknoff

1. We agreed that a few of us would attend a Reserve Study webinar on Dec 16th. We will investigate recommendations from other lake communities for Reserve Study options.
2. Discussed creating a "checklist" of formal paperwork to be required from contractors, License, Certificate of insurance, do we "bond" a project etc .... We will consult our attorney.
3. Discussed recent bridge contractor bids. All additional bids are from out of state contractors. Obstacles we ran into: some will build but not install, not create footings etc. One contractor offered a completely different design of "what THEY would build". It does not fit the DEP requirements / specifications or our plans that we gave them.
4. Beach 1 parking lot. We are required to have a "traffic study" before we make any changes to the flow of traffic. We will request estimates from engineering firms.

Submitted by: Mike Stocknoff

Approved by: Michael Ilardi-OIC

Planning 11/4/20

Officer in Charge - Mike Ilardi

Chair - Mike Stocknoff

7:15pm - 7:55pm

In attendance - Scot Desort, Pat Degnan, Steve Koenigsberg, Charlie Bogusat, Mike Freedman, Mike Ilardi and Mike Stocknoff

1. Discussed RFB proposals that we have received. Charlie received 5 bids, ENV (Environetics), Berman & Wright, Becht, Morris Engineers and O & S Engineers / Architects.
2. Motion made to hire ENV (Environetics) to provide the RFB. Unanimous vote 6-0. Scot Desort abstained as he has not attended 3 or more Planning meetings.
3. Continued A- Field Bridge discussion. Charlie is waiting on a quote from Jimmy Concrete.
4. Brief discussion regarding Reserve Study info. We will review bids at December meeting and determine if a professional reserve study is warranted.

Minutes submitted by: Mike Stocknoff-Chair

Minutes approved by: Mike Ilardi-OIC

Planning 9/30/20 (October meeting)

7:00pm - 7:50pm

OIC - Mike Ilardi

Co-Chairs, Stu Kipilman and Mike Stocknoff

Roger Crook, Steve Koenigsberg, Lil Sweet, Barry Mendelsohn, Charlie Bogusat, Mike Freedman

1. Discussed reserve study's needs, can we do it ourselves or outsource it to a professional firm for approximately \$7K. Charlie Bogusat and Stu Joseph performed the previous detailed study.
2. Continued updates on A - Field bridge project.
3. Charlie and Stu met with Tim Sullivan of Becht Engineering to provide a quote for services for the exterior of the Clubhouse.
4. Charlie will continue to request bids for paving outside the rear doors, dumpster area and parking spaces.

Submitted by: Mike Stocknoff

Approved by: Michael Ilardi-OIC

Planning Committee

9/2/20

OIC - Mike Ilardi

Co - Chairs, Stu Kipilman and Mike Stocknoff

In Attendance Steve Koenigsberg, Roger Crook, Lil Sweet, Bev Nemiroff, Barry Mendelsohn, Pat Degnan, Charlie Bogusat.

1. A - Field Bridge, 2 bids received. Waiting on DEP approval. Township permits to follow after DEP approval.

2. Clubhouse Exterior, three architects/engineers have responded to RFB. Drawings have been sent to the one firm who requested them.

3. Two firms provided quotes for a Reserve Study. Both quotes were \$6500. Further discussions to be had as to whether we will move forward. Pat will speak with Mt.Lakes, Lake Valhalla and Lake Mohawk for Reserve Study referrals.

4. Requests for a community dog park have recently come up. We will begin to investigate potential land options.

Submitted by: Mike Stocknoff-Co Chair

Approved by: Michael Ilardi-OIC

## PLANNING MEETING 8/5/2020

ATTENDEES: Stu Kipilman, Charlie Bogusat, Mike Ilardi, Scot Desort, Lil Sweet, Pat Degnan, Barry Mendelsohn, Roger Crook, Mike Freedman, Steve Koenigsberg

Discussed budgeting for the reserve study. We have 1 quote and Pat will get some additional ones. We requested to get a sample report from the vendor so we actually understand what we will be buying.

Discussed RFP quote for Clubhouse exterior remediation from Falcon Group.

Mike F. suggested we ask accounting consultants for life cycle of different assets that we have so we can have a better idea of the life of an asset for reserve budgeting.

Worked on 2020 budget

Submitted by: Stu Kipilman-Co Chair

Approved by: Michael Ilardi-OIC

Planning 7/1/20

7:15pm - 7:38pm

OIC - Mike Ilardi

Co-Chairs Stu Kipilman & Mike Stocknoff

In Attendance: Steve Koenigsberg, Stu Kipilman, Roger Crook, Mike Ilardi, Charlie Bogusat, Lil Sweet, Mike Freedman

1. A-Field Bridge continues to be discussed with the builder and architect.
2. Carport is 99% finished. Awaiting gutter installation. Minor items to be done by maintenance.
3. Soliciting bids for future exterior work on the Club House, "pointing", replace rotted wood, stucco, wood on the soffit work, scraping off old paint, re-painting, caps on chimneys.
4. We will look at repair work on the exterior of the ballroom storage closets. We will look to have maintenance handle this.

Submitted by: Mike Stocknoff-Co Chair

Approved by: Michael Ilardi-OIC

Planning Meeting 6/3/20

OIC - Mike Ilardi

Co – Chairs: Stu Kipilman & Mike Stocknoff

7:15 - 7:33pm

In attendance: Charlie Bogusat, Steve Koenigsberg, Pat Degnan , Stu Kipilman, Roger Crook, Lil Sweet , Barry Mendelsohn, Bev Nemiroff, Scot Desort

1. A- Field bridge permits / money sent to State / DEP.
2. Pat spoke to the first company regarding a Reserve Study. She is gathering needed documents.
3. Roofer is hoping to fit us into his schedule to finish the car port roof.
4. Discussed storage area off ballroom to be checked to replace exterior panels as needed and paint accordingly.
5. Maintenance to remove / replace molded fascia over Gold Bar exterior entrance. To be painted and reattached.
6. Confirmed that the A-field camp building roof does not need a new roof. Trees are scheduled to be trimmed and moss on the roof to be taken care of. Trimming of trees and roof cleaning have been delayed due Cohvid-19.

Minutes submitted by: Mike Stocknoff-Co Chair

Approved by: Michael Ilardi-OIC

Planning Meeting 5/6/20

OIC Mike Ilardi

Co -Chairs: Stu Kipilman & Mike Stocknoff

7:15pm - 7:45pm

In attendance via Zoom meeting: Mike Ilardi, Stu Kipilman, Mike Stocknoff, Roger Crook, Mike Freedman, Barry Mendelsohn, Lil Sweet, Pat Degnan, Steve Koenigsberg, Charlie Bogusat

1. Window replacement is finished. Three screens came in the wrong size. We were told to keep them as they fit other windows so we have three extras. They will send three of the correct size.
2. Motion made, Unanimous for permits required for A-Field bridge
3. Mortar pointing needed around some windows and chimney. Charlie will solicit bids.
4. Pat will look into companies for Planning Study.

Minutes submitted by: Mike Stocknoff

Approved by: Mike Ilardi-OIC



Planning

3/4/20

6:40pm-7:05pm

OIC - Mike Ilardi

Co - Chair Stu Kipilman, Mike Stocknoff

Lil Sweet, Mike Ilardi, Charlie Bogusat, Bev Nemiroff, Roger Crook, Mike Freedman, Barry Mendelsohn.

1. We have attempted to sell the two kilns with no luck, they are operational. Charlie is exploring the possibility of getting the ceramics room started again for camp and or community use.
2. A-field building roof is showing it's end of life. Investigating new roof options.
3. Permit being picked up for carport on 3/6/20
4. Gold Lounge door installation to be scheduled with contractor.
5. Carport construction/restoration to be scheduled with contractor.

Submitted by: Mike Stocknoff-Co Chair

Approved by: Michael Ilardi-OIC

Planning Meeting 2/5/20

OIC - Mike Ilardi

Co - Chair - Stu Kipilman and Mike Stocknoff

In Attendance - Mike Ilardi, Stu Kipilman, Mike Stocknoff, Roger Crook, Steve Koenigsberg, Mike Freedman, Pat Degnan, Kristen Neu, Barry Mendelson

7:15 - 8:00

1. A - Field bridge discussion, waiting for engineer to finish drawings. Charlie will then send out for bid with contractors.
2. Discussion regarding future insulation of the ceilings over the office. We will revisit this after the new windows are installed .
3. Club House window renovation presentation of contractor bids by site manager Charlie Bogusat. 7 bids were requested, 6 bids were received.
4. Vote/ Motion made to hire Window Rama (W.I Services) to replace 34 windows in the Clubhouse (Marvin Replacement / Fiberglass) (excluding the Gold Bar and Gold Lounge as they are new windows). Vote was Unanimous 9-0.
5. Site Manager presented a bid from Tom Harty to replace the 4 Gold Lounge doors with wood framed, tempered glass paneled doors. Vote was Unanimous 9-0 to use Tom Harty.
6. Markovski Landscaping completed the change in elevation project to the front lawn, in front of the concrete bulkhead.
7. Carpet for the Trophy room and Gold Lounge is expected in the next few days for delivery and installation is expected in the coming weeks.
8. Mike Freedman suggested replacing the existing Club House front door with a period appropriate door. We will investigate further and request a quote from Window Rama when they are here doing the window installation.

Minutes submitted by: Mike Stocknoff

Approved by: Michael Ilardi-OIC

**Planning Meeting** 1/6/20 7:15pm - 7:27pm

OIC - Mike Ilardi

Co Chairs - Stu Kipilman and Mike Stocknoff

In Attendance: Beverly Nemiroff, Charlie Bogusat, Lil Sweet, Mike Freedman, Barry Mendelsohn, Roger Crook

1. A-Field bridge update; discussed permits required, two permits are required and being submitted by Ferarro Consulting.
2. Discussed trying to coordinate carport construction and open weekends for ballroom events as to not inconvenience renters.

Minutes submitted by Mike Stocknoff- Co Chair

Approved by: Michael Ilardi-OIC