BOARD MEETING MINUTES– September 16, 2026

PRESENT:

CHARLIE BOGUSAT	SCOT DESORT	DARYL MACELLARO	MICHAEL STOCKNOFF
CARRIE CARUANA	MICHAEL ILARDI	KRISTEN NEU	NELSON VARGAS
MICHELLE CROMWELL	STEVEN KOENIGSBERG	RUDY RIVERON	ROBERT ERIC VEIT III
ROGER CROOK	MICHAEL LYNCH	BARRY SILBIGER	
PAT DEGNAN			

ADMINISTRATION: None
ARRIVED LATE: Kristen Neu 8:04pm
LEFT EARLY:
ABSENT:

Michael Ilardi, President called the meeting to order on Wednesday, September 16, 2026 at 8:03pm.

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 August 19, 2026 meeting.

Motion by: Michael Ilardi, President **2nd by: Pat Degnan, Director**

Discussion:
Nelson: Not everything was captured from what I said in Good & Welfare. Spoke about staff shortages and non-transparency. Don't recall what else.

Kristen: August minutes didn't capture the changes I requested in the July minutes.

I wasn't here in July and captured what you told me last month and that's what I wrote in the minutes. Minutes are not revised; changes are captured in the new month.

Publishing minutes: When Kristen did minutes, she went back to revise minutes.
Request to seek our legal counsel regarding minutes and seek their advice on how minutes are done.
Residents should see revised minutes online.

Request for a change to the July minutes: Regarding Evan's resignation, whose decision was it to not put an ad in June and July newsletter?
Told newsletter committee didn't make the decision.
Mike said he made the decision.
Board consensus didn't happen in July.

Minutes can capture the discussion.
Consensus didn't happen last month. It was discussed last month that there was a consensus previously.
Board was asked by a show of hands to not post the board seat opening.
Board consensus and most board members do remember it being said.

What is the problem here? Not adding things that weren't said.

If a consensus was taken, it wasn't in the minutes.

Can capture it now that board members remember a consensus was made and was missed in the July minutes.

Why can't amended minutes be approved?

Not how it's been done. Once minutes are approved, we don't go back to change them but capture them in the new month's minutes. We can vote on these minutes or table the motion until we receive revised minutes showing the changes.
Show of hands, changes/revisions to the minutes will be made by the secretary and resubmitted.
Suzie stated that the board receives minutes ahead of time and suggested changes be emailed to her before the board meeting. This way the changes can be made, and the minutes will be to your liking to vote on at the board meeting.
Need to give Suzie ample time to make the changes.
Board consensus taken to submit changes to Suzie ahead of time. Any changes to the minutes at the meeting will still be shown in the following month's minutes.
Board Consensus.

Motion Carried

CORRESPONDENCE
None

GOOD & WELFARE

Rudy Riveron, 9 Lake View Ct: Joanne bought up a good point about Presidency. Things are running better now than before and like the suggestion of the Presidency being a two-year term.

PRESIDENT'S REPORT: Michael Ilardi, President
Show of hands from board to donate use of ballroom. Bar & Rental agreed to allow the Rockaway Substance Abuse Alliance to run a bingo charity event on April 17, 2027.
They bring in athletes and stars to the middle school to discuss addiction. They use the cafeteria and would think it's a good gesture to allow use of our facility.
Advised to not have anything resembling gambling because of our license.
Will make sure they have a license and make sure it doesn't affect us. We've had casino events & Tricky Trays here.
It would be a Country Club donation on a Saturday night. Suggest to record the donation with the rental value of our facility.
We would be recognized on their banner.
There's a facility licensing as well which is why certain places can host these types of events.
We will look into it and approve only if it fits within our guidelines.
Board Consensus

Car Show now being held Saturday due to expected rain. Our rain date was Sunday but moved to this Saturday.
Anyone available to help and donate time would be appreciated.

TREASURER'S REPORT: Nelson Vargas, Treasurer
Through the end of August, the POA collected 99% of dues to the tune of $2.2M. Our expenses are approximately $1.53M. We are in a great position financially and don't foresee any major issues that can impact the POA financially.

On the Country Club side your reports will show a current negative of $60K. However, Camp revenue has not been recorded and when it is, we should display a surplus through the end of August.

LEGAL COUNSEL'S REPORT
None

COMMITTEE REPORTS
None

OLD BUSINESS

MOTION: PHONE VOTE: To hire Markovski Landscaping & Tree Service to install RubberMulch rubber tiles on the preschool outside play area and along the right side of the building at a cost of $8,919.20. Money to come from Country Club.

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

Motion Carried

MOTION #2: Motion to hire B.A. Colella Heating & Cooling to install a ~~Daikin 20-ton~~ cooling system ~~or equivalent~~ and air handler at a cost up to $~~35,000~~ $37,000. Money to come from the Equalization Fund.

Read motion to remove brand type, equivalent and change the dollar amount from $35,000 to $37,000.

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

Discussion:
Took out name and size of unit and added $2,000. Coming back with another unit that may qualify for a grant. Scot will send revised quote.

Motion Carried

NEW BUSINESS

MOTION #3: Motion to engage Princeton Hydro to conduct a Fishery Survey (Fish Study) of our Lake in the fall of 2026 in the amount of $11,025.00. Monies to come from line 522.07 (Lake Remediation). This will overspend the line.

Motion by: Michael Lynch, Director **2nd by: Pat Degnan, Director**

Discussion:
How much will it overspend? *Not that much.*
How often is this done? *Should be done every 5 years and we have to supply a dumpster.*

Motion Carried

MOTION #4: Motion to hire Lake Management Sciences to treat invasive Phragmites, Japanese Knot Weed and Water Lilies for $3,388.54. Monies to come from line 521.01.

Motion by: Michael Lynch, Director **2nd by: Barry Silbiger, Director**

Discussion:
This will not overspend the line.

Motion Carried

MOTION #5: Motion to purchase the leased geese control laser device system from Bye-Bye Birdie at a cost of $6,900. Money to come from line 522.21. This will overspend the line.

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

Discussion:
How much will it overspend? *Not much.*
Did this go to the Lake Committee? *Yes, but moving to beach.*

Motion Carried

MOTION #6: Motion to purchase a handicap dock to replace the one at beach 2 from Custom Docks at a cost up to $30,000. Money to come from the Equalization Fund.

Motion by: Michael Ilardi, President **2nd by: Pat Degnan, Director**

Discussion:
Will replace gang plank and handicap dock.
Can they strengthen connection to the bulkhead? *I think they need to replace the plate. Can check with Kurt.*

Can old one be used? *It's damaged and over 30 years old. Gets damaged being pulled in & out.*
Mountain Lakes leaves one in the water. Can ours be left in water? *Only if we have bubblers to avoid ice damage. Floats get damaged by the ice. Can puncture them.*
Mountain Lakes uses bubblers.

Motion Tabled/Equalization

BEACH FYI: Purchased First Aid supplies for our beaches and pools from Amazon at a cost of $1,347.52. $1,000 to come from line 503.04 (medical supplies) and $347.52 from line 503.05 (miscellaneous).

BAR & RENTAL FYI: Purchased T-shirts for the car show from Davies Lakeside Printing at a cost of $1,250. Money to come from Country Club.

MOTION #7: Motion to hire Boswell at a cost of $3,500 to complete the dam inspection that is required yearly for insurance. Money to come from 2026 budget line 519.01 and will not overspend the line.

Motion by: Michelle Cromwell, 2nd Vice President **2nd by: Michael Ilardi, President**

Discussion:

Can take money from Lake if needed. Insurance is taking over.
It's a formal inspection. Giving what DEP needs. Required now every year by insurance carrier.

Motion Carried

MOTION #8: Revised Motion to hire Pepper's Pony Express, LLC for their traveling petting zoo and pony rides at a cost of $2,310. Money to come from Community Events 2026 line 539.09.

Motion by: Pat Degnan, Director **2nd by: Daryl Macellaro, Director**

Discussion:
None

Motion Carried

GOOD & WELFARE:
Barry Mendelsohn, 53 Oakland Ave: Wanted to debate the language in Section 42 but can't find what I'm looking for.

Adjourn: 8:58pm
Entered in closed caucus 8:59pm
Returned from closed caucus and adjourned 9:04pm

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

Next Board Meeting is October 11, 2026
2nd Annual at 8pm

Written & Submitted by: Suzie Palazzo
Approved by: Michael Ilardi-President