

BOARD MEETING – February 19, 2025

PRESENT:

LAUREN BIANCHI	SCOT DESORT	STEVEN KOENIGSBERG	BARRY SILBINGER
MICHELLE CROMWELL	MICHAEL ILARDI	MICHAEL LYNCH	MICHAEL STOCKNOFF
ROGER CROOK	GLEN KATZ	DARYL MACELLARO	EVAN TRISLER
PAT DEGNAN	STU KIPILMAN	KRISTEN NEU	NELSON VARGAS
JAMES DEL GRECO			

ADMINISTRATION: Robert Rossmeissl, Esq. & Nicholas Wall, Esq.

ARRIVED LATE: Daryl Macellaro @ 8:02pm

LEFT EARLY: James Del Greco @ 9:37pm

ABSENT: Pat Deganan

Lauren Bianchi, President, called the meeting to order on Wednesday, February 19, 2025 at 8:00pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Lauren Bianchi

Evan Trisler, Roll Call

MOTION #1: Motion to approve the meeting minutes from January 15, 2025 meeting.

Motion by: Lauren Bianchi, President

Discussion:

None

2nd by: Michael Ilardi, Past President

Motion Carried

CORRESPONDENCE

There will be a Girls Scouts car wash at Beach 1 on April 26th. Maintenance will get the water line set up. A resident is concerned about the chicken ordinance. Lake Committee reached out to Princeton Hyrdro for guidance on the concern to the watershed. This was shared with Rockaway Township.

GOOD & WELFARE

Scot Desert: Shout out to maintenance. We had bad weather this month & they are doing a lot of snow cleaning. Keith Small was working at night removing snow to make sure areas were safe.

Dana Taboadela, 31 Omaha Ave: Her letter was read regarding filling the empty board seat and recommending Sean Trisler.

Evan Trisler, 13 Comanche Ave: The community should know who's making what comments in the minutes.

PRESIDENT'S REPORT: Lauren Bianchi, President

Introduction to Kathryn Langer, who will start March 3 in a new role called Community Manager. Kathryn's experience will bring operational excellence, strong leadership, and enhanced community relations to White Meadow Lake.

Reminder that this community is run by a limited number of dedicated, paid staff and a limited number of unpaid volunteers. It is clear from the last several Board Meetings that we remain a deeply divided board. Although we share dedication to this lake and the common interest in making this community an even better place to live, we need to learn to work together. Let's acknowledge that we are all human, and humans make mistakes. Most decisions are made using the information available at the time. Sometimes it works out and

we look like rock stars. Sometimes it doesn't and people won't let you forget it. I strongly believe nobody intends to make a poor decision. Regardless of the outcomes, we are one Board of Directors, and we need to own all outcomes-good or bad. These past decisions are often brought up, but I would rather we direct our energy to the present and future. If a challenge presents itself, let's handle it to the best of our abilities and move on with the intention of making it a little better than before.

TREASURER'S REPORT: Nelson Vargas, Treasurer

The update on January figures is in the board packet. They will change since accruals and spending is not reflected.

\$400K, is not an expense but transfer from surplus.

Committees are to notify staff where costs should be expensed to.

Country Club Reserve: The remaining items for the tennis courts won't happen until spring.

Beach 1 concession stand and playground are now on the report.

LEGAL COUNSEL'S REPORT

Looking at the Constitution & Admin. Guidelines. Will have proposals for the Legal & By-Laws meeting, allowing time for back-and-forth discussions prior to elections/annual meeting.

COMMITTEE REPORTS

James/Camp: 16% of our budget is in already. Trips getting booked and staff being rehired from last year.

Kristen/House Activities: Dueling pianos-thanks maintenance and committee. Not looking to run this event again this year. May add it in the mix of annual events. Next event is Comedy Night.

Glen: Thanks everyone for support in getting the AED for the A-Field. Working on install date. Kiersten was instrumental in making this happen with hopefully will have CPR classes in the future.

Mike I:/Camp-There was a second contract signed so I looked into it. Suzie found the contract but it's not my signature. I was not aware of the \$12K of charges which is why I don't remember signing it.

Lauren: This Friday there will be a Jr. Fishing Club orientation meeting.

March 22nd: Trout stocking event.

Barry/Lake: The Princeton Hydro end of year report is available to anyone wanting a copy.

Mike I: Can create a QR code in the newsletter so residents can access it.

Mike L: Town Inspection is Friday for the preschool.

Scot Desort/Follow up: Email addresses for committees costs \$90 an email. I will create them for those that use it more often. Not published yet but can put them on our website as long as everyone is checking them.

Lauren/Follow up from G&W concerns:

Will look further into the Campsite contract.

Comment made that we can't hear board members speak. We're working on technology so will speak loudly for now.

Riser on steps edge is wearing away from salt. This will be repaired when the temperature is warmer.

Preschool heat is repaired.

Question was asked about final walkthroughs for projects. Yes, they are completed prior to payment.

OLD BUSINESS

MOTION #2: EMAIL VOTE: Motion to approve the proposed budget & rates for the 2025/2026 preschool year.

Motion by: Michael Ilardi, Past President

2nd by: Lauren Bianchi, President

Discussion:

None

Motion Carried

MOTION #3: EMAIL VOTE: Motion to contract with Speer Air to modify the WML Preschool furnace's ductwork at a cost up to \$4,500. Money to come from Country Club.

Motion by: Michael Lynch, Director

2nd by: Michael Ilardi, Past President

Discussion:

None

Motion Carried

NEW BUSINESS

Board Seat Candidates: Q&A and Voting

Rob/attorney: We have 5 candidates who will speak. The board will go into closed caucus then a silent secret voting on paper will take place. Candidate needs 9 votes to take the board seat.

2nd round will consist of the top two candidates for a final vote. If no one receives the 9 votes in the 2nd round, the voting carries over to next month.

Candidates speak about themselves and their experience.

Jen Cordes, Stu Kipilman, Jessica Sherman (not here-board voted to remove her name from the ballot).

Sean Trisler, Jeff Wadleigh.

Are there any questions for the candidates?

If elected, what are you looking to improve upon, or change?

Candidates, each answer.

MOTION #4: Motion to go into Closed Caucus at 8:36pm

Motion by: Lauren Bianchi, President

2nd by: Michael Ilardi, Past President

Board returned from closed caucus at 8:46pm

Ballots distributed to the board and voting commenced.

Attorneys counted the votes.

Rob/Attorney: Voting results: Need to have a 2nd vote with 2 choices. It's down to Jen Cordes or Stu Kipilman. 2nd round of voting commenced and attorneys counted the votes.

Rob/Attorney: 2nd voting results: Stu Kipilman won the board seat.

Lauren: Congratulations to Stu. Candidates can try again in October and please continue to participate in the community. Stu can take his seat with the board.

MOTION #5: Motion to approve the salary for the Community Manager position as discussed in closed caucus.

Motion by: Lauren Bianchi, President

2nd by: Barry Silbiger, Director

Discussion:

None

Motion Carried

MOTION #6: Motion to require Board members who choose to comment on Social Media posts in reference to WML committee topics to write a disclaimer before their first post or comment so the community is aware that they are speaking as a resident and their comments are not those of the Board of Directors using the suggested following text "While I am a Board Member, this is my personal opinion and does not represent the opinion of the White Meadow Lake Board of Directors" ~~or something similar~~.

Motion by: Lauren Bianchi, President

2nd by: Michael Ihardi, Past President

Discussion:

We should stick to a certain text. Motion was revised with changes above.

There was a social media policy drafted in 2023 by our legal counsel that went to the Legal & By-Laws Committee. It was defeated by the committee since we have a different policy that includes social media.

Motion Carried

Discussion after the vote:

What happens if you don't follow this policy? You would be going against the Code of Conduct and we will follow the rules of Code of Conduct form.

James: Out of those voting yes, how many of you use social media and use it to communicate?
People voted for me so it's my right to be transparent to the community. This is my freedom of speech.

Barry: We are not saying you can't speak, just adding this disclaimer.
The Board has the right to make rules for the board.

James: This goes against the 1st amendment right.

Rob: You don't lose your right to say what you want and other municipalities use this as well.

Evan: Does this supersede section 44 of the Constitution?

Barry: You're speaking on behalf of the board, directed by the board in a secretary position.

Michelle: I post on the swim team page. Do I have to post this every time I make a post with information for the team?

Lauren will get back to Michelle.

ATHLETICS FYI: Paid the remaining balance of \$1,100 towards an AED for the A-Field. This is being purchased from LifeSavers, Inc. Money to come from line 501.12 (2024 budget).

Question: What was the total cost? \$4,000.

TECHNOLOGY FYI: Paid RingCentral, Inc \$3,057.94 for our annual service contract for our phone line service. This includes taxes and fees. Money to come from line 513.04.

WOMEN'S CLUB FYI: Paying North O'Nashville to perform at our Nashville Nights event at a cost of \$750. Money to come from Country Club/Scholarship.

MOTION #7: Motion to hire Geese Chasers to service all 3 beaches and Clubhouse grounds to scare geese from facilities using trained dogs. They will also pursue onto the lake using a kayak. Total cost of \$8,850 plus tax to be split between three lines. ~~This motion is to approve 2/3rds of the expense and is contingent on the Lake Committee passing their own motion. 1/3rd from Beach line 503.09, 1/3rd from Country Club and 1/3rd from Lake line 521.02. once a separate motion is passed. If Lake Committee does not approve this expenditure, then motion revised for cost to be split 50/50 between Beach and Country Club. This will not overspend the Beach, Lake or Country Club lines.~~

Motion by: Michelle Cromwell, Director

2nd by: Michael Ihardi, Past President

Discussion:

Do they use their own kayak? Yes

Is there a schedule? Yes, 2 x's a day, morning and late afternoon.

Was a survey done when the geese are out more? Kurt is aware.

They are on call so we can always call them.

Maintenance and residents will help with this.

Do they collect the eggs? No, we do.

Do we know if they clean the kayaks before entering our lake? Not sure.

We don't have equipment here to clean it so we can't track it. Please let them know to clean their kayaks.

Motion Carried

MOTION #8: Motion to purchase approximately 195 tons of beach sand from Silvi/Sahara for a total price not to exceed \$7,500. Monies to come from line 503.02 and will not overspend the line.

Motion by: Michelle Cromwell, Director

2nd by: Roger Crook, 1st Vice President

Discussion:

We say approximately because of the fuel charge.

Motion Carried

BEACH FYI: To use the "When I Work" site scheduling for lifeguards at \$2.50/user/month. Money to come from line 503.17.

Is this self-scheduling for the beach supervisor to use?

Yes, we can schedule out for the entire summer.

The system will limit certain facilities they can work at as well as how many hours to not go over 40 hours.

What happens if the system stops someone from working?

Only eligible people will be able to accept the shift. The Supervisor can override it if it's really needed.

If they are scheduled for 40 hours already, then they can't take another shift until they advertise one of their shifts.

FESTIVAL DAY FYI: Hired John To Go at a cost of \$1,396.79 to supply 10 port-a-johns for Festival Day weekend. Money to come from Country Club.

MOTION #9: Motion to hire The Party Man to supply a rockwall with staffer at a cost of \$1,598. Money to come from Country Club.

Motion by: Michael Ihardi, Past President

2nd by: Scot Desort, Director

Discussion:

None

Motion Carried

FESTIVAL DAY FYI: Hired Tristate Timing for the Festival Day 5K event at a cost of \$1,250. Money to come from Country Club.

FESTIVAL DAY FYI: Hired Horizon Entertainment to supply a strolling multi talent entertainer for one of the Festival Days at a cost of \$775. Money to come from Country Club.

MOTION #10: Motion to hire Hilberg Contracting to replace the double doors in the ballroom that lead to the parking lot. Cost not to exceed \$7,000 and monies to come from Country Club.

Motion by: Scot Desort, Director

2nd by: Mike Stocknoff, Director

Discussion:

Currently have a terrible design.

Will they have a window? Yes

Motion Carried

LAKE & LAKE REC FYI: FYI: Purchasing Trout from Musky Trout Hatcheries at a cost of \$1,350.94. Money to come from line 521.03.

MOTION #11: Motion to spend up to \$3,200 to contract Geese Chasers to provide geese control measures as needed through the 2025 swim season. Money to come from line 521.02.

Motion by: Michael Lynch, Director

2nd by:

Discussion:

None

Motion Withdrawn

MOTION #12: Motion to contract Princeton Hydro to perform a bathymetric survey of our lake for \$12,275. Monies to come from line 522.07.

Motion by: Michael Lynch, Director

2nd by: Barry Silbiger, Director

Discussion:

Determine natural bottom and sediment in the lake. 1st steps toward dredging.

Motion Carried

LAKE & LAKE REC: Princeton Hydro End Of Year Report Included

BAR & RENTAL FYI: Paid DMC Promotions \$849.12 for staff shirts. Money to come from Country Club line 5565.

GOOD AND WELFARE:

John D: Question for Rob: Is Stu's term until next election? Yes, next election.

Thanks Lauren for the follow up from old good & welfare questions/comments.

Thanks James, Glen & Pat for the online zoom camp meeting. I think you did a great job and it was great communication.

This winter I learned from our lake community with the ice covering the lake.

School Board members are only a board member when they are at meetings or an official function. Not when they are out and about.

When a board member is out they shouldn't have to act in their board capacity.

Glen Katz, 47 W. Lake Shore: I voted yes to the social media policy. I've been on there once and I try not to engage in the comments except when I was backing up James with camp. I voted yes because I don't think we should go down that rabbit hole. Don't want censorship. I have information posted on the official WML POA page. I don't get into opinions. I don't think it's appropriate as a board member.

Lauren Bianchi, 10 S. Brookside Dr: Good point that it should be posted on the POA page first.

James DelGreco, 5 Wenonah Ave: What stops me from saying anything I want outside but can't on social media. I'm not someone you want to cross and you don't know who you are dealing with.

Barry Mendelsohn, 53 Oakland Ave.: You have freedom to speak but not on behalf of everyone. I also don't like the way the board is speaking to each other.

James Del Greco stated that he's leaving the meeting before he says anything he regrets.

Evan Trisler, 13 Comanche Ave: The Code of Conduct does state that we cannot say anything as a board member that is misinformation.

I specifically reached out to correct information.

I emailed our President to have a board transparency committee.

Response was met with the social media policy.

Barry Silbiger, 12 Lake Shore Dr: The policy came up before certain members were on the board. The policy came back up. One member can't speak on behalf of the board. Information should be posted on the POA page. You can email the committee. Not saying you can't speak, just add a disclaimer. It's not a target to muzzle anyone. You don't know the history.

Evan Trisler, 13 Comanche Ave: My email was to ask for transparency. You need to communicate with members which is where the activity is.

Lauren Crispino, 5 Huron Ave: Thanks the board members and you don't get enough credit for your time. If you are providing factual information as a member, do you need to state a disclaimer? When you hold a title, you need to hold a certain demeanor. Present yourself in a professional way. Need to set an example.

Scot Desort, 136 W. Lake Shore Dr: Need to clarify when using actual information, it would be ok; but not opinions.

Sean Trisler, 91 Erie Ave: I'm not on the board so please don't say what I can, cannot do. When this came to Legal & By-Laws, why introduce a new one when we have a policy in place. I read the Code of Conduct line about social media. When this document came to us, this motion wasn't thought of considering the other documents that already exist.

Charlie Pfeifer, 36 Ellen Dr: Question on geese: First year being implemented, any evaluation criteria established to see if it worked. Good idea to get criteria set to measure effectiveness.

Steve Koenigsberg, 186 W. Lake Shore Dr: An indicator is how much time lifeguards would need to clean the amount of geese waste.

Charlie Pfeifer, 36 Ellen Dr: Explain to lifeguard or whomever to have something in writing.

ADJOURN AT 9:51 pm

Motion by: Lauren Bianchi, President

2nd by: Mike Stocknoff, Director

Next Board Meeting is March 19, 2025

Written & Submitted by: Suzie Palazzo
Approved by: Lauren Bianchi, President