**BOARD MEETING – July 19, 2023**

**PRESENT:**

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

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.,

**ARRIVED LATE**:

**LEFT EARLY**: Deborah Linnell @ 8:35pm

**ABSENT:**

Greetings & Salute to the flag & Pledge of Allegiance- Led by Michael Ilardi

Michael Ilardi, President, called the meeting to order on Wednesday, July 19, 2023, at 8:01pm

Deborah Linnell, Roll Call

**MOTION #1**: Motion to approve the minutes of the June 21, 2023 Board Meeting.

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

Discussion:

* None

**Motion Carried**

# CORRESPONDENCE

* Luski Family, thank you for the snacks & basket.
* Holly: Thank you for thoughtful sympathy basket.

**GOOD & WELFARE**

**Sean Trisler**, 91 Erie Avenue: Discussed the Facebook post regarding asking for signatures for a petition. I was very clear going through the Legal & By-Laws Committee. He presents the petition to amend specific sections of the White Meadow Lake POA Constitution. This was put together with guidance from the Legal & By-Laws Committee. We need to set a new definition of family.

Responses: Appreciate you coming out & we take this seriously. This is the first time the board is seeing this presented with this language.

Membership Applications are taken seriously to keep the spirit of our Constitution. We are inclusive and grant rights to many individuals in a given household. We don’t use the term permanent resident; it’s based more on the relationship to the deed holder.

We have adapted to changes in the definition of family with the creation of our application.

We are all volunteers elected to be advocates of the community and want any changes made to be fair and thoughtful.

Our Constitution is not revised quickly. It needs to be a well thought out process.

I wanted to revise sections 4,9 & 10 originally but was told it wasn’t needed.

There are concerns that households can hold many people but the dues don’t change to handle the use by all the members of the household.

Our Attorney explained the process on how the question can go to vote on the ballot. He suggests working with the board & himself to come up with an agreed language.

I don’t want to miss deadlines and went to the committee as suggested by this board.

There is no deadline but a Constitutional change is a process. We would like to work together to come up with an agreed language. We haven’t changed our Constitution very often & it has stood the test of time and legal challenges. We create guidelines to give us flexibility to apply the intent of the Constitution yet keep pace with the current times.

The Board would like to workshop the best approach but the resident doesn’t want to miss a chance for the question to be on the ballot.

You can still present a question next month for the ballot. If rejected by the board, then your petition would be used but we would like to come up with something that the board & yourself agree with that we can present next month.

**James DelGreco**, 81 Omaha Ave: No need to speak.

**Amanda Wadleigh**-199 West Lake Shore Dr: Mother & Father-in-law live here & we moved into their home.

I was told by the office that you are not entitled to a badge. I paid the dues with my own check but I couldn’t immediately get a badge. I had to apply and wait for approval to use the facilities with my kids.

**Jennifer Cordes**, 65 Lake Shore Dr: No need to speak.

# PRESIDENT’S REPORT: Michael Ilardi, President

# We have different pay structures for summer employees. Salary vs. hourly rate. Would like to have hourly rates for all. Pre-season work: set hours needed. The goal is no fixed salary for summer employees.

Thanks Festival Day & Bar & Rental Committees as well as Ilene Horowitz. Without Ilene Festival Day wouldn’t happen. Thanks Maintenance. Festival Day has a minimum of 2 weeks of work with this event.

We hopefully have nice weather this Sunday. The vendor market will still be happening from 1-6pm, a DJ, and fireworks. The blood drive is next Tuesday. The 5K is still happening. Those registered to run & can’t make it will receive a coupon after Sunday to use towards next year.

# Budget time is coming in August; have your budgets ready by the end of July.

Try to stick to the budget and avoid motions next month.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

# LEGAL COUNSEL’S REPORT

Through June, the POA spent 46%, $967K of the budget. 92% of dues have been collected.  Country Club has $345K in net income, most revenue is from Camp ($322K) and Bar & Rental ($80K). House Activities is reflecting a loss of $1,300 due to expenses for Comedy Night that has yet to happen.

Cash Summary - nothing notable.

2024 Budget Planning is underway. Each Committee is requested to submit their preliminary budgets by August 2.  Thanks to those who have already done so.

**Attorney**-no report

Discussion: none

# COMMITTEE REPORTS:

**CIVIC AFFAIRS:** School supply drive between August 1 - August 26. Please drop off donations in the bin in the clubhouse.

**ATHLETICS**: Swim lessons are going great and we are trying to close the gap between lessons & swim team.

The swim team is hosting a food drive. Bins are at the beaches for donations.

**LAKE & LAKE REC:** You see the signs/advisories due to the algae. Please adhere to the signs and advisories. We can now sample the water ourselves and are vigilantly monitoring. Updates are posted on the POA site and FB page.

**BEACH**: Lifeguard appreciation week is next week. You can stop by to drop off treats/food for them.

The Drum pool has been packed due to the closed swimming areas.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**MOTION #2:** Motion to offer free camp tuition to any child of a Camp WML Director, Asst Director, Supervisor, or Specialist staff member. Staff to have free tuition for their own children (not any other relative) to attend Camp WML.

**Motion by: Steve Koenigsberg, Director 2nd by: Daryl Macellaro, Director**

Discussion:

Opinion that this policy is exclusive to only certain managers/employees & don’t understand why others can’t take advantage of it.I have no issue with keeping your quality employees but an issue with who it’s being offered to.

Not offered to counselors.

The policy has been successful. Used for 5 current employees.

Wasn’t the issue for only one of the supervisors? Response: The need was there to get the staff we needed. This helped to attract adults to work instead of teens.

The original need was for the music supervisor. Did other staff members need to have this perk?

Response: We didn’t have the other staff hired at the time the motion was presented but we wouldn’t have gotten the staff without this perk. What is our ratio? 6 to 7 ratio based on grade level. Changes week to week.  **Motion Carried**

**MOTION #3**: Motion to offer discounted Teen Travel camp tuition to any child of a Camp WML Director, Asst Director, Supervisor, or Specialist staff member. Staff to pay the difference between the Teen Travel rate and the regular camper rate for their own children (not any other relative) to attend Camp WML Teen Travel Program.

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

Discussion:

Is rational the same with this motion?

Don’t want to make Teen Travel free because it will be a loss for us.

**Motion Carried**

**MOTION #4:** Motion to accept the 2022 auditor’s report and financial statements for the POA and Country Club from Nisivoccia, LLP.

**Motion by: Joanne Machalaba, Treasurer 2nd by: Barry Silbiger, Director**

Discussion:None

**Motion Carried**

**MOTION #5:** Motion to appropriate $115,000 to the Capital Improvement Fund from surplus cash.

**Motion by: Joanne Machalaba, Treasurer 2nd by: Pat Degnan, Director**

Discussion:None

**Motion Carried**

**MOTION #6:** Motion to transfer $50,000 from POA budget line 542.01 into the Capital Improvement Fund.

**Motion by: Joanne Machalaba, Treasurer 2nd by: Pat Degnan, Director**

Discussion:

What is the budget line-Capital Improvement? Response: The amount allocated in the current budget to be moved into the Capital Improvement Fund.

Currently, the Capital Improvement Fund has an unencumbered amount of $57,649. Passing the two motions will increase it to $223,000. **Motion Carried**

**MOTION #7:** Motion to transfer $100,000 from Country Club cash into the Country Club Reserve Fund.

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

Discussion:

Currently Country Club has $600,000 in cash but still has many expenses pending. Transferring $100,000 is deemed appropriate at this time. Shouldn’t Country Club pay back the POA? Yes, over time this is happening.

Country Club got into debt because they couldn’t cover their expenses over many years. We still plan on having Country Club pay money back to the POA this year. We didn’t have the reserve fund before but now need to fund it in order for Country Club to pay for future needs/planned expenses. This covers expenses on the reserve study that was previously done. This motion is to move money from Country Club income (cash) into the Reserve Fund. This is not from POA dues.

When we did the reserve internally, we did show figures as goals to maintain the facilities. Our new study does show timelines.  **Motion Carried**

**Board:** Application for Household Membership (1)

Renewal Application for Household Membership dated: 7/13/2023

Consensus to accept: YES

Application for Household Membership dated: 7/18/2023

Consensus to accept: YES

**NOMINATING COMMITTEE:**

Keith Small, Barry Mendelsohn, Laura Eory, Francesca Miskowsky, Stu Kipilman. Alternate is Gerry Primavera.

Barry is chair to organize since he’s at the meeting.

**DISCUSSION ON ZOOM ACCOUNT:**

$47.97 a month. Would like to stop using it to save money. Show of hands to discontinue use of the zoom account. Consensus: YES

**FYI: House Ops:** Hired Malachy Parts & Service to repair the dishwasher at a cost of $2,230.74. Money to come from Country Club.

**FYI: Bar & Rental:** Purchased WML Gold Bar Festival Shirts from DMC Promotions for sale to the public at a cost of $1,383.20. To be charged to Country Club line 5565 Apparel and to be offset by sales revenue on line 3022 Apparel Sales.

**FYI: Maintenance:** White Chevy Maintenance Truck repaired by Rockaway Express Auto Body at a cost of $7,490. Money to come from insurance claim that was deposited in line 525.01.

Discussion on which contractor to go with for the preschool project. We are in a short time constraint. Suggested getting a contingency that the job will be done in time. If plans get changed, we won’t have the project done in time. Discussed what Jimmy wants to change from the planned drawings. We have done this before. Can we speak to the architect as to what Jimmy suggested to do? The architect said they can make a change at a cost.

**MOTION #8:** Motion to hire Jimmy Concrete to renovate the preschool bathrooms at a cost of up to

$85,000. Money to come from Country Club.

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

Discussion: None

**Motion Carried**

**GOOD AND WELFARE:**

**Michael Lynch**, 93 Lake Shore Dr: Where are we with the tennis courts?

Response: Unfortunately, the contractor walked away from the project after the soil test was done even though he had knowledge of the area. The Athletics Committee needs to come up with another ballot question to do a different project.

**Mark Kempner**, 4 North Lake Shore Dr: Addressed Sean regarding timelines with taking any action.

**Michelle Cromwell**, 49 Sioux Ave: We are hosting the lifeguard competition on August 4th.

**ADJOURN AT 10:07p.m.**

**Motion by: Michelle Cromwell, Director 2nd by: Mike Stocknoff, Director**

Next Board Meeting is Wednesday, August 16, 2023

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President