**BOARD MEETING – October 20, 2021**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| MICHELLE CROMWELL  ROGER CROOK  PAT DEGNAN  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  
**ABSENT:**  DARYL MACELLARO, MARK KEMPNER

Michael Ilardi, President, called the meeting to order on Wednesday, October 20, 2021 at 8:00 p.m.

Kim Stecher Roll Call

**MOTION #1**: Motion to approve the minutes of the August 18, 2021 Board Meeting.

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

Discussion: None

**Motion Carried**

**MOTION #2**: Motion to approve the minutes of the September 22, 2021 Board Meeting.

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

Discussion: None

**Motion Carried**

# CORRESPONDENCE

* Thank you note received from the Desort Family

**GOOD & WELFARE  
None**

# PRESIDENT’S REPORT

Michael Ilardi, President

* Thank you to the community for re-election as President, looking forward to another year with the Board
* There is an open Board seat that will be published in the November newsletter; if we get candidates, we will vote on it at the November Board meeting; this seat will be filled until October, then the remaining year will be filled through the election

Discussion: None

**OFFICE REPORT**

* October 2021 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* October 2021 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* Sept 15- Oct 15, 2021 report distributed by email.

Discussion: None

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* POA thru Sept has spent 78% of the budget
* Some lines have been overspent, like insurance, community planning, beaches
* Take a close look at budgets and where your committees will be landing for EOY; get invoices in ASAP
* Camp is expected to be positive; we are awaiting offsets
* Festival is expected to be positive with approximately $1,400
* CC looking good for 2021
* POA Surplus is approximately $650k, with approximately $410k not expended; typically 10% is saved in the surplus to account for dues shortfall; if we want to offset the dues, we can afford approximately $20 per household at the most

Discussion:

* Will we be able to contribute the 8% to the Sinking and Capital Improvement Funds? Less than 8% contribution should be expected
* The dues will be set at the November board meeting
* Discussion on whether to offset the dues; surplus is expected to be low; there will not be enough to fund the Funds for all of the upcoming needed maintenance
* Will the Reserve Study be completed before the November Board meeting? No, however we know that overall our Funds are underfunded

# LEGAL COUNSEL’S REPORT

* Welcome to the new Board Members! New and current Board Members are invited to reach out for assistance. Don’t hesitate to reach out!

Discussion: None

# COMMITTEE REPORTS

Pat Degnan, Civic Affairs

* Invited 25 Candidates to Meet the Candidates Night. Five candidates attended and 13 residents attended; thank you to Mike, Barry, Scott and Roger

Discussion: Disappointment expressed with the turnout for both candidates and for audience attendees

Roger Crook, OIC Bar and Rental

* An upgrade to the POS will occur this year and will come out of CC; POS is working off of Windows 7, which is no longer supported

Barry Silbiger, Chair Civic Affairs

* There are no minutes this month, no one attended other than himself; please consider joining the committee

**OLD BUSINESS**

# MOTION #3: REVISED motion to hire Jersey Pool & Patio Associates to treat & close the Drum Pool & Circus Pool at a cost of $2,729.07 including tax. Money to come from line 503.20 & 75% of Circus cost to come from Camp budget. Circus costs not to exceed $1,000 so camp will contribute max of $750. This is an overall cost increase of $229.07 from the phone vote motion. This will overspend line 503.20 with camp’s contribution.

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

Discussion: None

**Motion Carried**

# MOTION #4: REVISED Motion to hire T Harty Construction to frame & install door on the “dog house” HVAC area on the roof at a cost of $3,860. Monies to come from the Equalization Fund. $2,860 due on signing & $1,000 due

# at completion. This is a $240 increase from the original motion in September.

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

Discussion: None

**Motion Carried**

# MOTION #5: REVISED Motion to purchase 3 new walkie talkies from Spectrum for beach/pool locations. Money to come from line 503.05 not to exceed $2,000. This will overspend the line.

# Motion by: Steve Koenigsberg, Director 2nd by: Pat Degnan, Director

Discussion: The overspend will be a few hundred dollars; the motion is being revised because of the line number; the equipment is available/in-stock

**Motion Carried**

# NEW BUSINESS

# MOTION #6: 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. Money to come from the Country Club Reserve Fund & Country Club

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

Discussion:

* ENV recommends this company
* Thank you to Dan Grant for his support throughout this project
* Clarification that Spartan will do the same scope of work that other vendors outlined
* Spartan contains many of their subs in house and the majority of the work will not be subbed out
* Clarification that visible gutters will be kept to copper
* Clarification that AIA is the American Institute of Architect

**Motion Carried**

# MOTION #7: Motion to hire Stanley & Orke to repair the roof on the Circus Pool bath house & art building. Money to come from Equalization Fund and not to exceed $12,000.

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

Discussion:

* Clarification that this is a repair and replace item and is not coming from Country Club
* Clarification requested on the timing on this work; because this is funded through Equalization, the vote cannot take place until the November Board Meeting; the work will begin ASAP as there is a leak; the vendor is ready to go once we sign the contract
* The motion is higher than the estimate to account for any construction cost increases
* This is a capital improvement so there will not be taxes and will use an ST8 form
* Reminder to use the ST8 form for the work on the clubhouse as well
* Discussion comparing the two vendors; both are solid vendors, but Stanley and Orke has a better warranty; it’s difficult to find roofing companies to do flat roofs; they’ve done the roof in the ballroom and the firehouse as well
* Voting on this motion is tabled until next month

**Motion Tabled**

# MOTION #8: Motion to accept an exemption to the Conflict of Interest policy in regards to Nickel Artistic Services

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

Discussion:

* Ami is abstaining from this vote

**Motion Carried**

# MOTION #9: Motion to spend up to $4,300 for the new phone system. This consists of 6 Cisco IP phones to replace existing phones & a 1 year service contract for the office with RingCentral. $1,600 for actual Cisco IP phones from line 513.10 (Office Equipment Repair/Replace). This will not overspend the line. $2,700 for a 1 year service contract for the 6 user lines & features as noted. This cost to come from line 513.04 (Voice/Data) & may overspend the line

**Motion by: Roger Crook, 1st Vice President 2nd by: Barry Silbiger, Director**

Discussion:

* Thank you to Scot Desort for doing a lot of legwork for this project
* This may overspend line 513.04 for 2021 by about $1,100, due to service overlap;
* Money is in the budget for this for 2022

**Motion Carried**

# GOOD & WELFARE

**Barry Mendelsohn- 53 Oakland Ave**

* Congratulations to all those elected/re-elected; wishing you a lovely year
* Asking for status on the Lake/Security subcommittee project on violations

Response: Security, Lake and Beach Committees met and came up with the penalties; they need to compile and send to attorney for review; then the recommendation will come to the board for approval; the approved policy will be published with the new boating rules

* Resident agrees with funding the funds to put aside money for proper maintenance; Feels that $20 per household will be more effective if it were $50,000 in the funds; feels we should advertise in Newsletter and on Facebook to let people know that it is critical to financially plan to keep up with the reserve study

**Michael Freeman- 23 W Lake Shore Dr**

* Resident asked the age of the roof at the circus pool

Response: The roof being discussed is for the building up on the hill; it is decades old

* Resident feels the Newsletter seems to have a lot of advertising; suggested a page dedicated to the finances and big projects such as the Tennis courts

Response: The tennis had an article each month; the Tennis Subcommittee met frequently and put in a tremendous amount of work to research the project for the community; they also had information sessions to the community that were very poorly attended; in the past we haven’t published the final budget in the newsletter, but this is happening this year

**Pat Degnan- 88 Valley View Drive**

* Resident received September newsletter after the October newsletter; Resident asked if we can put information into the November newsletter to explain the Post Office’s issues
* Resident will be attending CAI conference in Freehold tomorrow; will bring back information to the Board that’s relevant to WML

Response: Request to find insurance vendors that will cover a unique community like ours

**MOTION TO ADJOURN AT 8:53 p.m.**

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

Next Board Meeting is Wednesday, November 17th, 2021 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President