

BOARD MEETING – January 15, 2025

PRESENT:

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

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

ARRIVED LATE:

LEFT EARLY:

ABSENT: Roger Crook, Daryl Macellaro & Beverly Nemiroff

Lauren Bianchi-President, called the meeting to order on Wednesday, January 15, 2025 at 8:12pm

Evan Trisler, Roll Call

MOTION #1: Motion to approve the minutes from the November 20, 2024 meeting.

Motion by: Lauren Bianchi, President

2nd by: Barry Silbiger, Director

Discussion: Changes discussed last month don't seem to be reflected.

Revise the November minutes to reflect: Treasurer report shows neg income for swim. Add: It's to be looked into because swim made a profit.

Swim shouldn't have been showing a negative income.

Motion Carried

MOTION #2: Motion to approve the minutes from the December 18, 2024 meeting.

Motion by: Lauren Bianchi, President

2nd by: Evan Trisler, Director

Discussion: None

Motion Carried

CORRESPONDENCE

Letter from Rockaway Twp, 91 Lake Shore Drive-Driveway, hearing 1/28

Roger received a letter of resignation from Beverly. The letter was read out loud. An ad will be going in the newsletter to fill the seat.

MOTION #3: Motion to accept Beverly's resignation.

Motion by: Lauren Bianchi, President

2nd by: Michael Stocknoff, Director

Discussion: Rules in Constitution discussed regarding filling the empty board seat.

Process was already discussed amongst Suzie, Rob, and Lauren prior to the meeting. Ad will go in newsletter and the board will vote on a candidate to fill the seat until elections in October.

Motion Carried

GOOD & WELFARE

John D: How difficult is it to have POA emails for each board member and be posted online & in the newsletter?

Joanne M.: Motion passed with an increase in the campsite cost for the same software with no supporting info.

A second contract was signed without a motion. There was a contract, but I did not sign it. The Board was not aware of this contract.

Premise of using campsite was to save the office time but not at \$15K for three months of savings.

Barry Mendelsohn, 53 Oakland Ave: Walking here, risers on concrete steps are breaking away. Can someone please look at it.

Michael Lynch, 93 Lake Shore Dr: I was contacted by Kristen to check the heat in the nursery school. Checked with Kurt and it lacked airflow.

There's a return register in the bathroom which should not be there. Basement: Someone removed 10x18" ducts & replaced it with two 6" rounds/ducts. There's a low CFM issue. Work was performed by Jimmy Concrete so I contacted him regarding the work and haven't received a response. I finally met with him yesterday with Kurt, Steve, and Lauren.

No one would design it this way with HVAC experience.

School is using space heaters. Debbie P said they never had to use supplemental heating.

Looked into Air Group and spoke with Jamie. He explained what we see today. Proposal from last year was to remove 6" ducts and Jimmy decided to put booster fans.

Bidders were contacted and Harmony Heating is coming tomorrow at 10am. Will then have an emergency motion made for the repairs.

Will motion to hire Guscus later tonight for the beach 1 playground.

Rob/Attorney: We have guidelines and a motion for a new contractor for the playground creates conflict because the board has already approved a motion for the job. You would need a motion to rescind the previously passed motion. The motion should also come through the committee for expenditures. Administrative Guidelines read by Rob. A rescinding motion can be made at the meeting.

Michael Lynch, 93 Lake Shore Dr: I Want to go on record for what is evident and necessary for other issues that may be out there.

Rob/Attorney: Read guidelines for bringing a motion to the floor by the committee. The Board has the power to override it but would have to rescind the first motion that was previously approved.

Can't we make one motion to rescind and accept the new contractor?

No, it would have to be two motions.

Funding would be the same.

Can add motions to the end of the agenda.

Mike Stocknoff, 49 Lake Shore Dr: Why did Kristen contact Mike L. instead of House Ops? If you want Guscus, know that he messed up the Drum Pool.

Glen Katz, 47 W. Lake Shore Dr: This went through the committee and they passed it. The Board approved the motion. If this is done now, then why not do it for other motions? We need to be careful to go against a motion passed by the board.

Michael Lynch, 93 Lake Shore Dr: We just found out about it this week.

The problem needs to be fixed. Getting bids and will do a phone vote to have the preschool heat fixed.

If you want to use Jimmy, then he needs to be managed/supervised.
The work wasn't done correctly. Am I able to go ahead and get bids? Yes.

Evan Trisler, 13 Comanche Ave: Agrees we need to be careful. Not everyone was aware of this and we need to make sure the past work was done properly.

Charlie Bogusat, 24 N Lake Shore Dr: Mike has a good point about the Preschool. If Jimmy did make a mistake, you're forgetting about all the good work he did like the two bridges, Gold Bar floor and Drum Pool. Eight years ago we couldn't get the pools going because of incorrect plumbing. Jimmy got us pool pumps at cost. You may be at risk of losing a good contractor for the work at beach 1 for possibly one mistake that may have happened. He also resealed the Circus Pool. Compare Guscus quality at the Drum Pool and its' issues.

Mark Kempner, 4 N. Lake Shore Dr: Other stuff is irrelevant; Mike L only bought up the preschool.

PRESIDENT'S REPORT: Lauren Bianchi, President

Happy New Year! The deck and playground projects will begin soon.

Would like everyone to look at their budgets and start at zero to build your budget.

Lake Committee has a new process for obtaining boat spots called Boat bingo.

Preschool heat is not working.

Corporate Transparency Act (CTA): We are not required to file at this time but still send your documents to Suzie so we are ready if and when the time comes.

I will be away 2/2-2/7, please contact Roger for any emergency or you can reach me on my work cell.

TREASURER'S REPORT: Nelson Vargas, Treasurer

As of the end of December the POA has spent a total of \$1.98M or 92% of the budget.

Dues collected have exceeded 2024 annual dues however that is due to the high amount of late fees collected plus accrued interest.

There is currently a surplus of approximately \$182K, however allocations have not been made yet. Figures will change as we begin to prepare for our fiscal audit. Final numbers will be part of the audit numbers released upon its completion.

Numbers for Country Club show a current surplus of \$192K.

LEGAL COUNSEL'S REPORT:

None

COMMITTEE REPORTS:

Barry: Discussing work on the deck, I'm not in favor of locking beaches. April is opening fishing season and residents will want access to their kayaks.

We can tape off the area. April 27th is the NJIT event so the work needs to be done and bathrooms ready.

Expected delivery on deck is April 1st.

Steve: Can be a huge liability to not lock gates/area plus there can be vandalism.

Evan: Contract says 90 days, that's an estimate. The contract will be signed and will put it in the contract for a penalty if he's not done by April 1st.

Can we put up a temporary metal fence? Need the construction site safe but may need to check with our insurance broker.

If work being done by April 1st then it's not an issue. We can address if it goes past the date.

How many people show up for the concrete kayaks? Over 100 and they provide everything.

Can our bathrooms handle the amount of people? They can always get port-a-johns.

Lauren: Consensus regarding committee meeting emails: Asked the Board for a consensus to allow Suzie to email the Chairs & OIC only with meeting reminders, and the Chairs would forward in whatever method they chose (CC or BCC) to their committee members with their agenda. The Board overwhelmingly did not want to proceed with this process change.

Can something be added to the employee list to show when changes are made?

I can include a revision date on the bottom.

Pat: Wants to thank Mike & Donna Ilardi for all their help with NYE. We didn't have as many people but we still had a great time.

House Ops/Maint: Do we cut off lights at the A-Field? No, they are on a timer. It can't be turned on after a certain time.

OLD BUSINESS

NEW BUSINESS

MOTION #4: Motion to hire Meghan Mattison as the Director for the 2025 camp season at a salary discussed in closed caucus.

Motion by: James Del Greco, Director

2nd by: Steve Koenigsberg, Director

Discussion:

None

Motion Carried

MOTION #5: Motion to hire Matt Culkin as the Assistant Director for the 2025 camp season at a salary discussed in closed caucus.

Motion by: James Del Greco, Director

2nd by: Michael Ilardi, Past President

Discussion:

None

Motion Carried

MOTION #6: Motion to approve the camp budget & rates for the 2025 camp season.

Motion by: James Del Greco, Director

2nd by: Steve Koenigsberg, Director

Discussion:

None

Motion Carried

MOTION #7: Motion to *spend up to \$62,000* to hire First Student, Inc to supply 2 buses for camp at a rate of \$769.24 per bus per day which will total *\$62,000*. This rate includes 80 miles per bus per day. Any mileage over 80 miles will incur an additional \$1.50 per mile charge. Money to come from Country Club/Camp.

Motion by: James Del Greco, Director

2nd by: Steve Koenigsberg, Director

Discussion:

Motion is for exact amount. May want to increase it to have flexibility and not get stuck spending over. How many trips do you have over 80 miles? 2 trips.

Mike Ilardi revised motion from \$60,000 to \$62,000 and new wording included. Changes in Italics.

Motion Carried

MOTION #8: Motion to approve spending up to \$6,000 to California Beach Hut for lifeguard uniforms. Money to come from line 503.15.

Motion by: Michelle Cromwell, Director

2nd by: Steve Koenigsberg, Director

Discussion:

Is there a cheaper place to buy them instead of a small local store?

Online would not be the same quality and brand. Uniforms are worn around 5 days a week.

Buying local allows easy pick up and can exchange without shipping costs.

Motion Carried

MOTION #9: 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 is \$8,850 plus tax. Cost to be split between two three lines. ~~This motion is to approve 2/3rds of the expense and is contingent on the Lake Committee passing their own motion. 1/2 1/3rd from Beach line 503.09, and 1/2 1/3rd from Country Club. and 1/3rd from Lake once a separate motion is passed.~~ This will not overspend the Beach or Country Club lines.

Motion by: Steve Koenigsberg, Director

2nd by: Michelle Cromwell, Director

Discussion:

This was discussed at the Lake Committee meeting and we're not in favor of it.

The contract states it covers our properties however it was discussed that it wouldn't work unless they go onto lakefront homeowner's property.

They can only go on a property attached to a beach otherwise it's trespassing. Money approved by the community using three sources of our finances.

We are deviating from what residents asked for.

We can ask lakefront property owners and they can indicate with markers to show that they can go on the resident's property.

If Lake doesn't want to contribute, then we can change the motion.
We can reach out to residents through the newsletter to contact the office to allow access to their property.
Will there be an alert system? Our dogs can be outside.
If dogs and kids are outside, it becomes a liability.
Community didn't vote on this. It was to institute a program to help geese control. It's not a requirement.
Will revise motion to show ½ from beach and ½ from Country Club since Lake doesn't want to contribute.
Revisions shown in motion above.
We can bring this to the Lake Committee.
It was previously stated that Lake doesn't support this.
Nelson agrees with Mike I. It's confined to our common properties. Asking for volunteers wouldn't work.
Suggestion to withdraw motion and bring it back after Lake Committee discusses it again.

Motion Withdrawn

MOTION #10: Motion to hire Garden State Laboratories to test the water at our four lake sites and Drum Pool for the 2025 summer season at a cost of \$5,595.00. Money will come from line 503.21.

Motion by: Evan Trisler, Director

2nd by: Steve Koenigsberg, Director

Discussion:
None

Motion Carried

MOTION #11: Motion to hire Garden State Laboratories to test the water at the Circus Pool for the 2025 summer season at a cost of \$1,700.00. Split 75/25 with CC/Camp (\$1,275 CC/Camp / \$425 POA line 503.21).

Motion by: Evan Trisler, Director

2nd by: Steve Koenigsberg, Director

Discussion:
Does camp have any say on who tests? They are the only company in the state.

Motion Carried

MOTION #12: Motion to accept D&M Fireworks to provide our fireworks display for Festival Day on July 20th, 2025, or it's rain date, in the amount of \$8,925. Money to come from Country Club.

Motion by: Michael Ilardi, Past President

2nd by: Scot Desort, Director

Discussion:
Same as last year? Yes
Steve: thanked Mike & Ilene for getting approval for members to keep their kayaks on the beach during the weekend with the signed waiver.

Motion Carried

HOUSE OPS FYI: Accepting service contracts from Dixon Energy to service our oil burners at the A-Field, Maintenance & Clubhouse buildings and to service our gas furnace at the preschool at a cost of \$1,196. Money to come from line 517.04.

Question regarding cost on gas furnace service. Not the same as servicing an oil burner and should be cheaper. It will be looked into.

OFFICE FYI: AFA arrived to service our alarm system in the clubhouse at a cost of \$803.36. Money to come from line 513.18.

MOTION #13: Motion to contract Custom Docks to supply and install two 25'x4' dock sections at a cost of \$10,000. Monies to come from line 505.01.

Motion by: Barry Silbiger, Director

2nd by: Lauren Bianchi, President

Discussion:

Where are the new docks going? Clubhouse docks.
How many more slots does that give per dock? It's for sailboats.
Will move visitor dock and new dock will go on the outside.

Motion Carried

MOTION #14: Motion to transfer \$400,000 from POA surplus to the Country Club Reserve Fund.

Motion by: Nelson Vargas, Treasurer

2nd by: Steve Koenigsberg, Director

Discussion:

Not sure if it's appropriate to do a motion but doing it just in case. Past motions were made because money came from POA dues. This is coming from surplus and just want it out there to be transparent.

Tired of hearing the word transparent. It makes it sound like that the board is hiding secrets all these years when we weren't. We can't vote not to do this because it's part of the budget.
Tax was discussed at the 2nd annual meeting. We have to pay tax on money that goes into Country Club.
This was already discussed multiple times.

Not sure if administration was as transparent as you think.

Just like every year how we need more docks and now moving the visitor dock.

Motion Carried

MOTION #15: Motion to accept the non-camp salary as discussed in closed caucus.

Motion by: Lauren Bianchi, President

2nd by: James Del Greco, Director

Discussion:

None

Motion Carried

MOTION #16: Motion to rescind the motion from last month's board meeting hiring Jimmy Concrete.

Motion by: Michael Lynch, Director

2nd by: James Del Greco, Director

Discussion:

None

Motion Defeated

GOOD AND WELFARE:

Barry Mendelsohn, 53 Oakland Ave: Was at a Civic Affairs meeting and Pat brought up an idea for safety/defense presentation. Would like to see some training for this.
Spoke with Women's Club to host another free event. It would be good to host multiple ones.

Mike Ilardi, 19 N Brookside Dr: Reminder blood drive is on 1/21 and to please donate.
Steve Koenigsberg, 186 W Lake Shore DR: You can sign up ahead of time or walk in.

James Del Greco, 5 Wenonah Ave: Thanks Suzie for her help.

Kristen Neu, 42 Seneca Ave: Preschool heat topic. Holly stated there's a heat issue. She mentioned an issue last year and it was not addressed. We got a quote from Air Group and it's not fixed. System works but not outputting the heat. Not transparent to be handled the way it was.

Maria Lynch, 93 Lake Shore Dr: I was a preschool teacher for 35+ years and substitute at the WML Preschool and love it there. I'm disheartened to hear the way you speak to each other. We are here for the same purpose. Seems like you don't care. There's proof of what happened. Charlie defended him. You forgot last year the kids were here for 5 weeks. You have to work harder to work together and can't believe what I'm seeing here. If the state arrives, we could be shut down. Miss Holly wouldn't know who to go to.

Pat Degnan, 88 Valley View Dr: Regarding training for security, does our insurance cover any training?
Asked our insurance broker and he said it wouldn't change our rates.
I was chair of security years ago and wanted to have SOAR training for our security. The problem I know is Keeping them so they would have to work for us for at least a year. May help get more candidates.
Any online training available? Looked into training but not security. Can look again.
I can check with CAI.

Glen Katz, 47 W Lake Shore Dr: We can train our security guards to be better guards.

Barry Mendelsohn, 53 Oakland Ave: I recall various jobs completed and before final payment was made, the work was checked to make sure it was done appropriately. Not sure if this is being done but it should.

ADJOURN AT 10:08 pm

Motion by: Lauren Bianchi, President

2nd by: Michael Ilardi, Past President

Next Board Meeting is February 19, 2025

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