

Beach Committee Meeting 1/6/2025

Start: 8:30 pm

End: 9:34 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Evan Trisler, Mike Lynch, Michelle Cromwell, Kristen Neu

-Motion to approve uniform purchase from California Beach Hut – same process as last year, we approve the money, and the lifeguards go direct to store to try on and pickup uniforms and California Beach Hut invoices POA when all guards apparel is picked up. Lists of guards and what apparel is approved to purchase is supplied to California Beach Hut before the season and store confirms who has picked up from that list every 7-10 days. Vote taken on motion and approved unanimously.

-Motion to approve hiring of Geese Chasers to perform service for 2025 season. Company will patrol all three beaches and Club House grounds twice a day (early morning and later afternoon). They use highly trained dogs to chase geese off properties. They will also use a kayak to pursue on lake once they scare them off grounds. Service will be from May 19th to September 7th. Cost of \$8,850.00 plus tax. Per discussions during 2025 Budget Discussions and at 2nd Annual Meeting Budget voting. This cost is being split between 3 lines: Beach Line 503.09 Improve Lands / Lake Committee / Country Club with each covering 1/3rd of the total cost. This motion approves the Beach and CC portions and is contingent on Lake passing their motion for their 1/3rd of the expense. Vote taken on motion and approved unanimously.

-Steve is following up with Jimmy for 2025 season pool opening / closing schedule and chemical supply. Motion to be presented in February.

-Lifeguard Certification / Recertification Course schedules at Drum Pool in May being worked on with NJ Lifeguard – schedule to be finalized in February.

-Michelle is working on swim lesson schedule with Chris. Same format as last year using Drum Pool / Circus Pool / Beach 1

-Michelle working on form to send out to returning lifeguard staff so we know how many will be returning and we can plan for new hires. New scheduling system will also be used this year to better manage lifeguard hours and facility coverage. Accounting office has also confirmed they will be able to setup the Paychex system to capture hours for POA vs CC when lifeguards work for Camp or swim lessons vs POA hours. This will allow to move away from a CC Offset in the budgeting process next year.

-Discussed Playground project. Vendor has submitted the equipment order. POA Treasurer has confirmed with WML Auditors that the project is tax exempt so office will be sending the correct forms over to the vendor. Delivery is expected in February and depending on weather conditions installation will start soon after. Equipment to be dropped at Beach 1 inside the gate.

-Reviewed deck project and had long discussion on contractor selected and project start date. Steve is submitting all the paperwork to the town for permits. Once received, the contractor is available to start immediately on the demolition of the existing deck and will also remove the playground equipment.

Beach gates will be kept locked during construction phase except for any WML Supervised events held at the beach.

Post meeting update

Email vote taken to approve renewal of Garden State Labs water testing for the 2025 season. Approved by committee. Same service as previous years to test all three beaches, both pools, and swim lanes every week during the summer season.

Approved by: Glen Katz-OIC

Beach Committee Meeting 2/3/2025

Start: 8:38 pm

End: 9:22 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Evan Trisler, Mike Lynch, Michelle Cromwell, Pat Degnan, Chris Kleinwaks, Vanessa Vargas

-New meeting time agreed to – start time to be 7:30pm. Still first Monday of the month.

-Motion to purchase seasonal sand. Vote approved. Silvia Materials to supply – same vendor as previous years.

-Geese Chasers – motion reapproved, and vote taken to modify to offer alternative if Lake Committee does not follow through with commitment from 2nd Annual Meeting Vote in October to fund 1/3rd of the expense. If Lake does not agree, Beach Committee will fund 50% with other 50% to come from Country Club. Vote Passed.

-Deck Update – town permit should be ready for pickup later this week. As soon as received we will schedule start of work and get any outstanding paperwork to the office before that date. Goal is still to have deck ready by April 1st barring delays from mother nature / town. If deck is not ready by the date of the Concrete Canoe race, the beach will still be accessible.

-Form will be sent out this week to Lifeguards from last season to get headcount on returning guards before we start hiring process for new guards. NJ Lifeguard will be offering Certification/Recertification /In-Service trainings at Drum Pool in May.

-Info on swim lessons has been sent out. Steve will program the registration system.

-FYI: Beach will be using the “When I Work” scheduling app for lifeguards this season. Cost is approx. \$2.50 per user per month. Plan is to start programming system May 1st and use until Labor Day weekend. Monthly cost approximately \$150.00. Vote approved.

-Discussion on lifeguard staffing. Will need info from Camp Directors before season starts on Beach 2 schedule.

-Discussion on lighting project for the Drum Pool. Steve will start research on cost to install lighting / poles at drum pool for possible 2026 project. This would allow for later hours of use during the Summer. Beach Committee often gets requests for night events / adult only swim times at later hours.

-Steve will begin on facility med kits and put together list of supplies for office to order.

-Chris will reach out to Suzie to reserve time at the Clubhouse for the lifeguard preseason meetings.

Approved by: Glen Katz-OIC

Beach Committee Meeting Minutes 3/3/2025

Start: 7:37 pm

End: 8:11 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Mike Lynch, Michelle Cromwell, Pat Degnan, Chris Kleinwaks, Vanessa Vargas, Kathryn Langer

-Beach 1 Demo has started. Deck and playgrounds to be removed during first week and ground prepared for install of footings.

-Lifeguard Certification classes and In-Service classes are set and Steve to send to Alyssa to advertise on POA page and newsletter.

-Discussion on staffing levels and pay rates for 2025 – Min wage for 2025 is \$15.49.

-Committee voted and approved rehiring of Beach Supervisor Chris Kleinwaks and Swim Lesson Supervisor Alyssa Guariglia.

-Steve to ask Alyssa to post reminders to residents to get their POA badges updated before Memorial Day Weekend.

-Discussion on swim lessons. Michelle has worked up a schedule and this year introducing private lessons with Alyssa. Signups for private lessons will be done in-person at the Clubhouse and Michelle and Steve to manage that. Dates to be advertised.

-Email vote passed to hire Jimmy Concrete to open and close the pools for the 2025 season. Cost of \$1,900 per pool to open and \$1,800 per pool to close. Circus Pool is split 25/75 with Camp covering 75% of Circus expenses.

Approved by: Glen Katz-OIC

Beach Committee Meeting Minutes 4/7/2025

Start: 7:42 pm

End: 8:51 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Mike Lynch, Michelle Cromwell, Pat Degnan, Chris Kleinwaks, Vanessa Vargas, Mike Ilardi, Evan Trisler

-Lifeguard contracts have been sent out – total staff of 59 guards. We have new applications on the waitlist.

-Steve to setup call with Chris for the “When I Work” access so she can start setting up the staff schedules.

-Contract sent to Geese Chasers and they will plan to start right before Memorial Day weekend.

-Egg Addling: Mike Ilardi will get with Kurt to see if any permits are needed from town to addle the geese eggs at WML.

-AED Discussion: We maintain 5 AED’s for our 3 beaches and 2 pools. Last season, two of the AED’s died out and we rented two for the season. This season of the three we have, one needs a battery replacement. A new battery is being ordered from supplier VE Ralph & Sons at a cost of \$174.87

For the 2 needed AED’s we looked into rental options – and the cost has gone up unless we can commit to a 4-year rental which we are not allowed to do. Glen contacted Keirsten Torcivia whose nonprofit supplied the AED for the Tennis Courts and quoted \$852.42 per unit (\$1,704.84 total). From a retail supplier the cost would be around \$1,800 per unit. Committee unanimously passed via email vote to purchase the two units with money coming from line 503.06 lifesaving equipment – motion to be submitted.

-Swim Lessons update: Michelle has finalized the pricing / schedule for swim lessons. Steve will program in the CampSite system – to avoid addl cc processing fees we will limit to only the CC that have a 3% fee that the system collects. Lesson costs are: \$85 for Sat/Sun session package and \$100 for Weekday session package. We will also be offering private lessons with Alyssa Guariglia – signups will be held in person at Clubhouse on June 4th in the evening.

-Drum Pool Furniture Purchases – Committed voted and unanimously passed to purchase the following furniture for Drum Pool. Money to come from line 503.09 and not to exceed \$1,400.00

10 Adirondak style chairs for right side of pool deck / 2 Recliner style chairs for left side of pool deck (to match existing) / 10 Pool Umbrellas / 7 Umbrellas stand bases

-Beach 1 update – the playground is done and deck project is ongoing. Currently waiting on delivery of materials for the support structure. Steve to send an email to the Board to see if anyone wants to volunteer to sit at Beach 1 during the day on a Saturday or Sunday to keep the gate open for residents to drop kayaks and use the playground, but supervise construction site so no one walks on / around. If any board members volunteer – we can publish the days/times on FB for residents so they know in advance.

Update – Email Vote to approve Mr. Sam’s to operate the concession stand at beach 1. 6 yes votes (Steve/Michelle/Pat/Mike I/Jasmine) 1 abstention (Evan)

Minutes approved by Glen Katz-OIC

Beach Committee Meeting 5/5/2025

Start: 7:45 pm

End: 8:26 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Mike Lynch, Michelle Cromwell, Pat Degnan, Chris Kleinwaks, Jasmine Vargas, Mike Ilardi, Evan Trisler

- Deck Update: Framing inspection scheduled this week – decking to start going on right after
- Drum Pool is open and operating. Steve is maintaining daily and treating. Lifeguard class was held last weekend.
- Facility inspections with town scheduled for May 21st
- New AED's received
- New trac phones for beach / pool locations are set. Cancelling landlines is a savings of \$70 per month per location
- Chris is setting up the new scheduling system for guards and will review with them at staff trainings.
- Swim Class registration opens on Saturday May 10th – the registration system is all set up and ready
- Geese Chasers are confirmed for the season (Memorial Day to Labor Day). Steve to make up keys for their staff to access beaches in early hours.
- Beach 3 Playground – maintenance has removed a broken platform from the playground and relocated bars to make more secure. Steve will schedule visit from Playground company that supplied beach 1 structure to see if they can supply replacement parts and start working on quotes to replace beach 3 and beach 2 playgrounds.
- Mike Lynch gave review of Concrete Canoe event at beach 1. Due to winds, they could not perform the actual races, but the event was still a success.
- FYI – new chairs at drum pool were purchased at a cost of \$1385.91. Money from line 503.09. Chairs purchased the previous month were returned due to pool quality – refund amount \$533.00.
- Discussed getting estimates to add spotlights to Drum Pool - currently there are no lights there. Suggestion is to add one light to Pavilion and one to Bathroom building
- Lifeguard staff meeting scheduled for May 6th at clubhouse. A second zoom meeting will be held on May 16th for staff that cannot attend in person.
- No motions this month

Approved by: Glen Katz-OIC

Beach Committee Meeting 6/2/2025

Start: 7:30 pm

End: 8:30 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Mike Lynch, Michelle Cromwell, Pat Degnan, Chris Kleinwaks, Jasmine Vargas, Mike Ilardi, Evan Trisler

-Swim Lesson – Private Lesson signups are Wed June 4th at 6pm in ballroom

-Beaches/Drum Pool open for 2 weekends so far, even though the weather has not been great, the lifeguards have been doing a great job, and facilities are looking great.

-Deck Update: after weeks of rain, rain, and more rain, we have a week of good weather and the deck work is in full swing. Decking is being installed, and completion is in sight. Beach will post expected completion date to FB in coming days with expected final inspection dates. Also, thanks to the contractor Jimmy Concrete for making sure the bathrooms and concession stand were available starting Memorial Day weekend while work progresses.

-Circus pool will be opened Thursday June 4th and ready for inspection when camp schedules their inspections. Pool will be open to residents on weekends once camp starts up.

-FYI: Baptist Electric to install (2) 20 AMP, 120 Volt circuits and (2) GFI Protected Outlets in the Beach 1 concession to help support the equipment being used by our Concession Stand Vendor – Mr. Sams. Cost of \$1050.84. Money to come from line 503.09. Vote unanimous from committee.

-FYI: Beach to purchase (4) Inflatable Paddle Boards for Beach 1 to be used in same fashion as the Paddle Boats. They must be signed out by adults and all users must wear life vests (Beach keeps vests onsite for use). Cost of \$239/each ordered from Amazon. Total cost \$1,023.56 money to come from line 503.09. Vote unanimous from committee

-Lifeguard staffing has been set – Chris working with Andrea on any remaining guards that owe paperwork before they can start taking shifts. New scheduling system has been working great. Much more efficient for putting schedule together and for lifeguards to use to swap shifts.

-Beach will be advertising for Swim Lesson Instructor Assistants – we usually hire (5) - 14 yr olds to assist with swim lessons. These assistants then go on to certify as lifeguards when they turn 15 so it's a great recruitment program for us.

-Reminder for Festival Day Weekend – Beach 1 will be closed Thurs through Sat at 7pm when the lifeguards come off shift and the gates will be locked up. Alyssa will post on FB as we get closer to Festival Day weekend and we have requested a note in the newsletter.

-Geese chasers have started their twice daily visits to WML. We will be tracking with residents and maintenance over the course of the season to see if we get actual improvement to our facilities.

-Steve getting tree quotes for work at Drum pool to be done in Fall after end of season.

Minutes approved by: Glen Katz-OIC

Beach Committee Meeting 7/8/2025

Start: 7:40 pm

End: 9:53 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Mike Lynch, Pat Degnan, Chris Kleinwaks, Jasmine Vargas, Mike Ilardi, Evan Trisler, Bob Fehon, JJ O'Connor, Keith Small, Jodie Nichols, Maria Lynch, Joe Rafanelli

-Discussed July 4th activities at Beach 1. Beach was packed – think around 500 people on beach. Great feedback from people there. Great work by Chris Kleinwaks and her team. Discussion on expanded activities to Beach 2 – Chris will be sending out a survey. Bill and Keith from Maintenance did an amazing job cleaning up Beach 1 Saturday morning!!

-Keith from Maintenance came to meeting to discuss all the alcohol related garbage he is finding at the beaches and A-Field. Bottles and cans in the garbage cans/recycling. Discussed adding more obvious signage at locations regarding WML policy on alcohol. Steve to reach out to DMC to get pricing. Other suggestions were made and committee is also following up with security.

-Keith also gave an update on the geese issue at WML. Though we are seeing improvement in some areas other areas like the kayak side of beach 1 and the Clubhouse lawn by the swim lanes are not seeing improvement. Steve has sent that update to the Geese Chasers company to see if they can focus more on those areas. Keith also mentioned ideas for next season we can try like special color flashing lights.

-Kurt requested Beach look into adding hand dryers to other beaches (2 & 3) and A-Field/Camp Building bathrooms as the mess from papers towels is becoming an issue and the costs have been steadily increasing. This will be discussed as part of budget as a potentially multi-year plan.

-FYI to purchase 4 new tables for Beach 1 deck was presented. Vote was unanimous to purchase 2 square tables and 2 rectangle tables. Purchase from Amazon with cost not to exceed \$1,300.00. Money to come from line 503.09. Was going to be a motion, but Prime sales lowered the total amount of money needed.

-Chris will order battery powered outdoor clocks for beach/pool locations. Will have Kurt install.

-WML was invited to the annual lifeguard competition. We will not be attending.

-Discussion on new paddle boards available at Beach 1. Feedback has been overwhelmingly positive. Chris has some best practices to implement. Discussion on rules / penalties – update to the sign out book with waiver info. Discussion on possibly adding 2 additional ones next year to Beach 1 and 2 for Beach 2.

-Chris brought up possibly updating the min age to be allowed on POA properties without an adult from 13 to possibly 15 or 16. This was tabled as a larger discussion for the board as it would impact more than just beach facilities.

-FYI Beach will be purchasing a “beach wheelchair” for use on the sand. This was requested to help residents that cannot easily access the beach. The chair will be kept by the check in table at beach 1 and guards will help transport individuals to a section of the beach and then return the chair to the table for later use. Chair will be stored in the lifeguard closet and only available when guards are on duty or when security takes out for after-hours usage.

-Update on Swim lessons – they are going great. Alyssa Guariglia is doing an amazing job.

-Quick discussion on bathrooms being locked when guards go off shift. Policy to stay in place for now. Family restroom at Beach 1 will have the damaged toilet replaced this week. Maintenance has been happy with the lack of damage and garbage in the mornings when the bathrooms are unlocked. For scheduled events, the bathrooms have been kept open later.

-Quick discussion on Budget. Committee chairs will work up suggestions and the committee will review next meeting.

-JJ O’Connor brought up that lake will be looking into if additional kayak racks are needed. We suggested he speak with Kurt as we are not sure if there is any space available to add at the beaches.

-Discussion on Beach 1 Deck/Concession stand project. Pat noticed a leak in the roof of the concession stand. The contractor will be inspecting this week to see if it is an easy repair or a roof issue that needs to be addressed. The roof was not part of the deck project, however the underside of the roof over the concession stand was repaired as part of the project.

-Mike Lynch again brought up his disagreement with the deck project contractor and his feelings that the project was not done to his satisfaction. Steve and Glen both brought up that the architect of the project and the town inspectors all signed off on the project at each stage of progress including the final inspection of the project with none voicing any concerns.

Submitted by: Steve Koenigsberg-Co-Chair

Approved by: Glen Katz-OIC

Beach Committee Meeting 8/4/2025

Start: 7:36 pm

End: 8:43 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Chris Kleinwaks, Michelle Cromwell (phone), Jasmine Vargas, Evan Trisler, Alyssa Guariglia

-Review of Swim Lesson program: One week left. Great feedback from parents. Alyssa has done an amazing job organizing the classes; both group and private.

-We have had a number of "saves" this season by our lifeguards. Lots of positive feedback from residents.

-Chris installed new "No Food Permitted" signs at both Drum and Circus pools to encourage residents to use picnic tables/pavilions outside of pool deck for eating. Discussed talking to Kurt to plan for more picnic tables for drum pool lawn area.

-Beach 1 Concession stand roof leak was addressed by Jimmy Concrete. Jimmy went on roof with Kurt and they diagnosed the issue. Jimmy resolved it. Monies to come from the concession deck renovation project budget. Kurt feels the full roof may need replacement in coming year or two.

-Beaches and pool facilities all look great. No issues to address before the end of season. Kurt and his team are doing an amazing job.

-Three additional paddle boards added to beach 1. Resident feedback has been overwhelmingly positive. They are getting use every single day.

-Beach Budget discussion and numbers submitted to Nelson for August board meeting discussion.

-Discussion on Beach 3 playground. Chris and Jasmine have been working on getting estimates. We need to discuss with E-Board how Beach would proceed if the committee wanted to pursue it for next season. Whether it needs to be a budget question, or equalization fund, or CC Reserve Fund and who votes and when.

Approved by: Glen Katz-OIC

Beach Committee Meeting Minutes 9/2/2025

Start: 7:08 pm

End: 7:40 pm

Prepared by: Steve Koenigsberg

Attendance: Steve Koenigsberg, Glen Katz, Chris Kleinwaks, Michelle Cromwell, Pat Degnan, Mike Ilardi

-Review of end of season for beaches and pool. Great feedback from residents all season long on lifeguards and facilities. Chris did an amazing job organizing the guards and having them conduct in-service training during the season. New scheduling system worked great. Chris has "hibernated" all logins so no further charges after Labor Day.

-Discussed the need for a modern facility reservation system. Something available online for Chris and guards so that residents can update their head counts / confirm usage / etc. Chris/Steve/Michelle to do research in the offseason to see if we can find a useful system.

-Discussed heaters at Drum Pool – both need to be replaced. One is in worse shape with freon/water leaks. The Committee voted unanimously to purchase a new unit now and have installed before Winter. And then leave money in the budget for next season to replace the second heater (as needed).

Motion to hire Jimmy Concrete to purchase and install a Jandy JRT 3000RT Heat Exchanger. Cost not to exceed \$6,700.00. Money to come from line 503.08 and will overspend the line by \$187.80. This will not overspend the overall Beach Budget.

-Beach to purchase 6 new rescue tubes for lifeguards for next season. Line 503.06 and will not overspend the line.

-Steve purchased 3 addl paddle boards during the season as Amazon had a sale at 50% off. Total cost \$338.70. Steve will turn in receipt for reimbursement with office. Line 503.09

-Discussed Geese Chasers for the season. Results have been mixed. We have seen improvements in some areas, and not in others. After molting season ended and more geese became mobile – beach 2 has seen a large group there in the mornings. Maintenance has been cleaning in mornings. Beach will agree to fund 1/3rd share for next season if Lake and POA contribute their share. Also looking into additional measures, we can take. Keith from Maintenance has been looking into types of laser lights that have been effective in other areas.

-Lake committee has advised that they may lower the lake this Fall. We have notified Kurt to see if we can take advantage of that time to do any work on swim areas. We will follow up with Kurt as that plan progresses.

-Both pools have been closed. Steve will be storing and doing inventory of all beach/pool equipment.

****Post meeting note:** in closing drum pool contractor noticed there are cracks in the pool walls at the tile level – this appears to be spreading and is the cause of tiles falling off. In Spring contractor will patch and reinstall tiles, however a larger remediation will be needed to address. Beach will get estimates on work needed and plan would be for this remediation to take place Fall of 2026.

-Beach 3 Playground project update. The Playground committee has done their research and collected bids to replace the Beach 3 playground equipment. The committee voted 5-1 to present the motion to the Board. This would be from the Reserve Study/Fund. Steve will reach out to the E-Board to see if this should be presented at the Sept meeting or held off until after the Budget Meetings.

Submitted by: Steve Koenigsberg, Co-Chair

Approved by: Glen Katz-OIC