

**BOARD MEETING – December 18, 2024**

**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 SILBINGER	
JAMES DEL GRECO	MICHAEL LYNCH		

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

**ARRIVED LATE:**

**LEFT EARLY:**

**ABSENT:** BEVERLY NEMIROFF

Lauren Bianchi-President, called the meeting to order on Wednesday, December 18, 2024 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 minutes from the November 20, 2024 meeting.

**Motion by:** Lauren Bianchi, President

**2<sup>nd</sup> by:** Michael Ilardi, Past President

**Discussion:**

Treasurer's report states negative income for swim. It made a profit but will show next month now that allocations have been done. Swim lessons made a profit of \$400.

**Tabled**

**CORRESPONDENCE**

Lauren read a thank you card from Alyssa DeNora & her husband Chris for the gift they received for their new born child.

**GOOD & WELFARE**

**Dan Grant**, 97 Oakland Ave: I'm Co-Chair of Planning and we haven't received any update on the deck project. Bids were revised.

Asking to speak when the motion comes up.

**PRESIDENT'S REPORT: Lauren Bianchi, President**

Mentioned upcoming Hanukkah celebration, NYE event, office closing dates, and tv/stand purchased for committee use.

House Activities bought a mixer for events.

Our lake management consultant, Princeton Hydro, has provided us with the end of year lake conditions report. An in-person presentation is tentatively being scheduled in January 2025.

Speaking of Princeton Hydro, the dam inspection was taking place tomorrow.

12/3/24-Texas vs Garland case regarding CTA filing is on hold but still send info as requested to Suzie.

8<sup>th</sup> grader in Copeland passed away due to a medical emergency.

**TREASURER'S REPORT: Nelson Vargas, Treasurer**

End of November: \$1.875 million spent or 86.4% of budget.

Country Club: \$181K profit

Working through the transition of the accounting team and things going well.

Pat D: Uniforms under Athletics shows overspending of \$583.17. Please check invoices to make sure the money is charged correctly. Committees turn in receipts showing the line item to use for the charge.

Festival Day: A motion was passed last month to transfer \$4,559.86 to Country Club but it doesn't show. Yes, it should appear in next month's financials due to timing of motion at last month's meeting.

Country Club: Swim lessons shows a negative profit. Looks to be in the wrong line. Profit is \$403.

Belly Dancing is also showing a negative. Class was cancelled. Will show income and refunds which will wash each other out.

Dues collection is at 100.41%.

Kristen: Can we get a breakdown? It includes 2024 late fees, prior year collections and interest earned.

Preschool budget has a fundraiser expenditure line that should show money coming in & out & it should be reflected. Fundraisers wouldn't appear here now that Preschool uses their checking account for fundraising. The preschool budget and the checking account are two different things. The money gets deposited into the checking account which should reflect income made on fundraisers.

Treasurer: Who is sponsoring certain fundraisers? When committees are planning these events, they must indicate if the event is being done in conjunction with Preschool Fundraising. To be stated when introducing an expense via its PO, FYI or board motion. Once this is done, it can be accurately placed in its appropriate expense line.

Car show was a fundraiser for the preschool.

## LEGAL COUNSEL'S REPORT

None

## COMMITTEE REPORTS

Mike I: Merry Christmas, Happy Hanukkah & Happy Holidays. Enjoy the wine.

Kristen/House Activities holiday party: We received great feedback from people. Thank those that helped set up & clean up the event.

Steve/Beach: Recommends Beach 1 gates get locked Thurs-Sat when lifeguards go off duty (around 7pm) during Festival Days.

Any attempt to hire security? Yes, we received applications and will be interviewing.

Roger: Thanks everyone for stepping up to help with lock ups since we only have one security guard.

## OLD BUSINESS

**MOTION #2:** Motion to hire Boyce Recreation to replace the current Beach 1 playground. Work to include but not limited to new playground structures, footings and permits. Money to come from the Country Club Reserve Fund at a cost not to exceed \$150,000.00.

**Motion by: Michelle Cromwell, Director**

**2<sup>nd</sup> by: Pat Degnan, Director**

### **Discussion:**

Mike L: Reserve Study shows \$56K and \$42K for beach 3. These figures were done in 2022. Shared footprint at the committee meeting.

The bid is not at cost of the motion. That's correct; it may fall below the motion amount.

Was there a vote in the minutes to hire the contractor?

Part of the Beach Minutes were read and it states the contractor's name. There was a vote at the meeting. Minutes don't say vote but states the word selected.

We don't historically state how many voted which way. It's written that the committee agreed. There was a consensus but not a vote.

Use the word "vote" and please review the Admin Guidelines.

Cost is \$123K but agreeing to \$150K. Why not less? We build in extra for any unforeseen issues.

Assuming it will come back to the board for approval if the contractor changes or dollar amount increases.

Change order is not a change in the contract. Wouldn't need to approve; can be an FYI to the board if dollar amount is within our guidelines.

### Motion Carried

**MOTION #3:** Motion to hire Jimmy Concrete to replace the Beach 1 concession stand deck. Cost not to exceed \$125,000.00 and money to come from the Country Club Reserve Fund.

**Motion by: Steve Koenigsberg, Director**

**2<sup>nd</sup> by: Pat Degnan, Director**

#### Discussion:

This is not a Beach Committee approved change. Read part of the committee minutes. The Beach Committee has not reviewed any of the changes.

We said we would agree to Jimmy as long as nothing changed based on Adam's recommendation.

In my opinion we did select Jimmy.

Guscos did come back with a higher quote but did not rebid with LVL posts.

The plans show a different amount of footings. Drawings were incorrect and just revised. Vendors were notified of drawing changes to give opportunity to rebid. Hilberg didn't want to rebid.

We started with 8 bids so we did our due diligence.

Official drawings received last night; did progress go to contractors? No, drawings weren't accurate which would result in incorrect bids.

Need to compare apples to apples with level set plans.

Vote was contingent of follow up of plans if everything is the same but it wasn't done.

Contractors have no interest in rebidding. All have measurements, using their materials. Nothing will change their pricing. Guscos changed their price because everything wasn't included.

Point is to leave the motion without a contractor's name. We didn't meet the terms of agreement for the motion. Others were at the committee meeting and can speak.

Jimmy's quote says per drawing so his price can change. There's no set amount required; Jimmy says his cost won't change based on footings.

Is the committee recommending we hire a vendor that would not allow us to open the beach if he does not finish on-time, has the most expensive quote, was late on the A field project, a year late on the preschool project, got us fined by the Township and we had problems with billing?

Yes, the committee feels that he's still the best for the job.

What's the harm in asking for new bids? We did. Vendors asked if certain items are changing with the drawings. We said no, so it doesn't make a difference to the vendor.

Adam, who has experience reviewed the bids.

Are drawings mainly for permits. Yes!

If we don't match the drawings, you can fail the inspection.

Architect has to update the drawing to match the work for inspection. Jimmy states he will do whatever the drawing shows.

We had 8 bids and spent countless hours reviewing them. We took Adam's feedback and did our due diligence.

We agreed everything will be level set. We didn't send out plans.

Moved \$400K+ because it allows the board to vote instead of the public. The community trusts us but we are not fully educated. Rushing the vote is irresponsible. We didn't do our due diligence. I'm good with the motion but don't feel there should be a vendor's name.

Concern with Jimmy Concrete. I know he's working on getting his license with the state. The state said he shouldn't be working without his license.

Regarding the demo of the playground: We asked all contractors if they would tear out the playground and they won't do it. Jimmy has experience of doing it.

I asked Guscus and they said no one asked them about the demo.

Pat was at the meeting & the committee agreed to hire Jimmy. We did have an issue with billing but he was sick which is understandable. Past work was done as we wanted.

**Motion Carried**

## **NEW BUSINESS**

**MOTION #4:** Motion to pay for camp software from Campsite for a total up to \$15,000. Money to come from Country Club/Camp.

**Motion by: James Del Greco**

**2<sup>nd</sup> by: Daryl Macellaro, Director**

### **Discussion:**

Why the significant increase in cost? We have a flat fee but additional monthly fees of about \$14K. Software saved time with registration reducing admin fee to office.

When the board approved this at \$5K last year, were these fees listed in the contract and did we just miss it? There was a secondary contract for merchant fees signed and never told the office. Invoice went to a different party also never notifying the office. Charged for multiple types of fees. This was signed without coming to the board.

If we don't use their merchant account and have people pay in the office, would that save us money? Wouldn't be worth it with allocations to take payments in the office.

We still won't be processing paperwork.

We can take their credit card info and run them in the office? We are charged 3.5% fees. Did they not collect it up front? We can build it in the rates to be part of camp budget. We can't keep and take a credit card number from the portal, it doesn't work that way.

**Motion Carried**

**MOTION #5:** Motion to accept salaries as discussed in closed caucus.

**Motion by:** Lauren Bianchi, President

**2<sup>nd</sup> by:** Michael Ilardi, Past President

**Discussion:**  
None

**Motion Carried**

**MOTION #6:** Motion to accept year-end bonuses as discussed in closed caucus.

**Motion by:** Lauren Bianchi, President

**2<sup>nd</sup> by:** Michael Ilardi, Past President

**Discussion:**  
None

**Motion Carried**

**MOTION #7:** Motion to hire Antonio Camacho for \$3,500 to provide three comedians for comedy night on April 5, 2025. Money to come from CC/ticket sales.

**Motion by:** Kristen Neu, Director

**2<sup>nd</sup> by:** Pat Degnan, Director

**Discussion:**  
None

**Motion Carried**

Consensus to request approval to sell member and guest tickets at the same time. Board agreed.

**MOTION #8:** Motion to approve \$1,550 for the ESP couple: Larry & Raven to perform on 3/29/2025. Money to come from Country Club/Scholarship based on monies from ticket sales and will not overspend the funds available.

**Motion by:** Pat Degnan, Director

**2<sup>nd</sup> by:** Daryl Macellaro, Director

**Discussion:**  
They were here before and the event did well.

**Motion Carried**

**MOTION #9:** Motion to hire Any Excuse For A Party to provide two inflatables, a caricaturist and inflatable dome for the WML 3<sup>rd</sup> annual Winterfest at a cost of \$2,955.76. \$2,008.09 to come from Community Events line (539.09) and \$947.67 to come from Youth Events line (541.02). Deposits of \$500 & \$570 respectively, to come from the 2024 budget and balance to be paid from the 2025 budget.

**Motion by:** Pat Degnan, Director

**2<sup>nd</sup> by:** Michael Ilardi, Past President

**Discussion:**  
Event is outside in the parking lot in January? Yes.  
Is there a contingency because they won't fit in the building. No.

**Motion Carried**

**WOMEN'S CLUB FYI:** Hiring Party Magic Inc to supply a balloon animal artist and a strolling magic performer at a cost of \$1,195. Money to come from Community Events line 539.09-2025 budget.

Even if it's the same event with different vendors, can this still be an FYI? Yes.

**WOMEN'S CLUB FYI:** Hiring Peter Michael Marino to present a "Show Up, Kids" event on February 1, 2025 at a cost of \$1,200. Money to come from the Country Club Scholarship account/ticket sales.

**MOTION #10:** Motion to accept the 2025 Property & Casualty Insurance proposal not to exceed \$355,000 from our current broker Jason (Jake) Schlenker CIC, CRM of Couch & Braunsdorf Insurance. Money to come from 2025 budget line 519.01.

**Motion by: Michelle Cromwell, Director**

**2<sup>nd</sup> by: Daryl Macellaro, Director**

**Discussion:**  
None

**Motion Carried**

**MOTION #11:** Motion to hire Imhoff The Diversified Group Inc. to provide an updated conditions assessment report with cost estimates for the ongoing restoration of the Clubhouse. Monies to come from line 507.00 with a cost not to exceed \$7,500.00.

**Motion by: Michael Lynch, Director**

**2<sup>nd</sup> by: Steve Koenigsberg, Director**

**Discussion:**

Does it overspend the line? No

What's ongoing? Façade was restored. Brand new stucco but need to repoint stone and other repairs.

Over many years we will need work on the building. They will write out a plan for future repairs. Exterior reserve study for the outside of the building. Wanted to use this year's budget money.

**Motion Carried**

**MOTION #12:** Motion to hire Fino Electric to install 5 Xlerator hand dryers-model H4529 (or equivalent) in all 5 of the Clubhouse first floor bathrooms. Units to be purchased by the POA Country Club from ULINE at a cost of \$580 each plus tax unless Fino can supply them for less. Total cost purchased and installed not to exceed \$7,000.00. Money to come from Country Club. ~~from line 517.09 and will overspend the line but the House Operations budget will not be overspent.~~

**Motion by: Scot Desort, Director**

**2<sup>nd</sup> by: Michael Ilardi, Past President**

**Discussion:**

Suggested to add (or equivalent) next to model # to allow flexibility so it doesn't have to come back to the board if the model gets updated.

Recommendation by Treasurer to change money to a Country Club capitalized expense. Auditors agreed it was a CC expense. Project as a whole would meet the criteria of a capitalized expense if necessary and thus be able to be depreciated at a standard rate or expedited should it be deemed necessary. We can appropriately depreciate the cost over the years.

Past President spoke with auditor, who said it's no problem to have POA to pay for it. POA maintains the facility. POA paid for paper towels. POA should pay for whatever they can. Not sure why auditor would change his mind.

Treasurer informs in the past the POA/CC have capitalized laptops and tv's which wasn't appropriate. We need to do things appropriately and we can start with this. No reason to ask POA members to pay for this when Country Club is currently operating with \$181K net income.

Scot would have to agree to change the motion, leave it as is, or table it.

Kurt is in favor of this and not using some money in the current budget, that's why it's presented tonight. Not sure if the money will be there next year.

Fino guaranteed that the work would be done before the books closed.

No problem with the project getting done, just where it's being allocated.

House Ops has no problem with where the money is coming from.

Motion revised to show money to come from Country Club.

For the record, committee minutes have no vote and no explanation as to why there's not 3 bids.

Committees will need to call out votes and numbers in their minutes, following the Admin Guidelines going forward.

**Motion Carried**

**MOTION #13:** Motion to accept the revised WML Rules Enforcement Policy attached.

**Motion by: James Del Greco, Director**

**2<sup>nd</sup> by: Michael Lynch, Director**

**Discussion:**

James explained changes

Shouldn't it say instead of "type" to all violations "**incurred by persons.**"

States employee, not a volunteer. You would be a resident that can approach someone but can't give them a violation. Request to change to Employee or someone who represents WML.

Security may not be on duty. Now we don't have authority. Who do we contact at the time? How is it enforced? May want to add board members since you are knowledgeable. We run the events and Women's Club usually has a board member present. Can be a liability if volunteers/board members get involved.

Shouldn't we have ID showing authority? Kids will question us and it doesn't really help.

James & Rob will discuss.

**Motion Tabled**

**GOOD AND WELFARE:**

**Dan Grant**, 97 Oakland Ave: Thanks Scot for use of Teams for meetings. Planning is using office 365 and putting the Reserve Study in a spreadsheet. Will send link to board members to see what work was already done. Calling it a long-range facilities plan.

Hand Dryers: Ask for a HEPA filter one. It will cost slightly more but helps with germs.

**Bill Roberto**, 20 Navajo Way: I don't want a random person approaching a kid to enforce policies.

**Pat Degnan**, 88 Valley View Dr: Talked about a list of different vendors from CAI. It will be in the office.

**Dan Grant**, 97 Oakland Ave: We are working on getting a list together of different vendors we worked with in the past.

**ADJOURN AT 10:05 pm**

**Motion by: Lauren Bianchi, President**

**2<sup>nd</sup> by: Mike Stocknoff, Director**

Next Board Meeting is January 15, 2025

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

DRAFT