

**BOARD MEETING MINUTES– September 17, 2025**

**PRESENT:**

CARRIE CARUANA	<del>SCOT DESORT</del>	STEVEN KOENIGSBERG	BARRY SILBIGER
MICHELLE CROMWELL	MICHAEL ILARDI	MICHAEL LYNCH	MICHAEL STOCKNOFF
ROGER CROOK	GLEN KATZ	DARYL MACELLARO	<del>EVAN TRISLER</del>
PAT DEGNAN	STU KIPILMAN	KRISTEN NEU	NELSON VARGAS
<del>JAMES DEL GRECO</del>			

**ADMINISTRATION:** Robert Rossmeissl, Esq.

**ARRIVED LATE:**

**LEFT EARLY:**

**ABSENT:** James Del Greco, Scot Desort, Evan Trisler

Roger Crook, President called the meeting to order on Wednesday, September 17, 2025 at 8:01pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Roger Crook

Steve Koenigsberg, Roll Call

**MOTION #1:** Motion to approve the meeting minutes from August 20, 2025 meeting.

**Motion by: Roger Crook, President**

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

**Discussion:**

None

**Motion Carried**

**CORRESPONDENCE**

None

**GOOD & WELFARE**

None

**PRESIDENT'S REPORT: Roger Crook, President**

Thanks those attending the 1<sup>st</sup> Annual meeting. Urge to attend the 2<sup>nd</sup> Annual meeting where the budget gets set.

Condolences to the Markovski family for the loss of their son.

Request nominating committee to spend time together, putting something together of what makes a good candidate.

Nominating Committee can make its' own rules per guidelines. They can make suggestions; not rules.

Board can amend guidelines. New nominating committee is not bound by old nominating committee.

Past Sunday was the car show on the lake; thanks Mike & Charlie; approx. 174 cars here. People even came from far away.

Election Committee named: Mike Stocknoff, Scot Desort, Barry Silbiger & Daryl Macellaro. Waiting to hear back from others to help out.

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

Through the end of August, the POA has collected approx \$2.1M or 97% of dues budgeted. Expenses total \$1.81M with \$770K still in the budget to spend for the remainder of the year. There has been much discussed regarding the POA's budgeting process. I welcome all interested parties to come down to our 2nd annual meeting to have your voices heard. Please remember all households have 1 vote so if you feel strongly about something, bring your neighbors, vote.

I'd like to take some time to thank the Festival Day Committee, after allocations the event brought in a nice profit compared to prior years. I would also like to thank the Bar & Rental Committee for working collaboratively with Women's Club, House Activities, Athletics, Festival Day to get events on the books and get people coming out. Through the end of August, they have managed to turn things around and we currently sit at a comfortable profit. This profit allows wiggle room for other programs that could potentially run at a deficit to function without interruption. Thus far through the end of August the Country Club is operating at a profit of \$73K.

We have finalized our annual audits. The POA and the Country Club are audited on an annual basis by our independent auditing firm. They will present those figures next month.

### **LEGAL COUNSEL'S REPORT**

There's no provision of Code of Conduct for board members when they leave the board. Once signed, signed in good faith; certain things said are confidential for a reason.

### **COMMITTEE REPORTS**

Civic Affairs: There will be a Political Candidates Night on 10/20 in the ballroom.

Mike I: Car Show had 175 Cars. Thanks Patrizia, Alex, & Charlie. Great feedback; looking at 9/13 for next year.

Email Mike with any ideas/thoughts on committee assignments.

### **OLD BUSINESS**

**MOTION #2:** Motion to hire Jimmy Concrete to repair the shallow end skimmer pipe at the Circus Pool, due to a clog in the pipe. Cost not to exceed \$3,200 and money to come from line 503.08. This will not overspend the line.

**Motion by: Steve Koenigsberg, Director**

**2<sup>nd</sup> by: Roger Crook, President**

**Discussion:**

Done online via emails

Jimmy did repairs Monday & Tuesday last week. Clog is where he thought. New concrete is put down. Now waiting to screw in covers.

**Motion Carried**

### **NEW BUSINESS**

**MOTION #3:** Motion to accept James' resignation from the board.

**Motion by: Roger Crook, President**

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

**Discussion:** None

**Motion Carried**

Seat must be advertised in the October newsletter and voted at the October board meeting; if there are any candidates.

**MOTION #4:** Motion to hire Kompan to supply and install new playground equipment at Beach 3. Total cost not to exceed \$77,000. This includes the removal of old equipment. Money to come from the Country Club Reserve Fund.

**Motion by: Michelle Cromwell, Director**

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

**Discussion:**

Against motion at this time. Just did the Beach 1 playground and still need work done on this building and at the preschool. Playgrounds are in close vicinity to each other.

It was discussed last year at the budget meeting.

Based on Reserve Study, Beach 3 playground is scheduled 6 years from now for replacement.

Discussed condition of playground and what happens if it becomes unsafe and can't be fixed.

It can be removed, can use Equalization Fund. Can also be a ballot question next year or bring it up again next year in March/April using the Reserve Fund.

Discussion on other work needed that's more pressing than a playground.

Preschool backyard project may cost more plus windows for the preschool are the next phase. Clubhouse building needs work done for water leakage. Cement caps needed on stone wall at the front of the clubhouse building. Patched but never fixed properly. Alum caps \$20K, new stone structure at \$70K per section.

Alum caps are band aids.

**Motion Tabled to next month**

**MOTION #5:** Motion to purchase different fish species from Zett's Fish Farm in the amount of \$3,249.40. The amount of \$850.34 will be coming from line 521.03 and \$2,399.06 will be coming from line 522.17.

**Motion by: Michael Lynch, Director**

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

**Discussion:**

Difference in bait fish? Yes, it's bait and gaming fish.

**Motion Carried**

**MOTION #6:** Motion to hire Lake Management Sciences to treat invasive phragmites, Japanese Knotweed and water lilies at a cost of \$3,388.54. Monies to come from line 521.01.

**Motion by: Barry Silbiger, Director**

**2<sup>nd</sup> by: Glen Katz, 1st Vice President**

**Discussion:**

Discussed the water lilies and that area be treated?

Lakefront owners are aware of the coming treatment

Spraying invasive areas, not just shoreline

**Motion Carried**

**MOTION #7:** Motion to hire Markovski Tree Service to remove/trim trees at Drum Pool area. Money to come from line 525.02 and not to exceed \$4,400. This will not overspend the line.

**Motion by: Steve Koenigsberg, Director**

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

**Discussion:**

Looking at quotes and Markovski is not the lowest

Waiting on a revised quote due to certain circumstances but based on experience with the vendor, wanted to still use him.

**Motion Carried**

**WOMEN'S CLUB FYI:** Hired NJ Gametruck to supply a game truck and an inflatable yard game for the grades 3-5 Halloween party at a cost of \$975. Money to come from line 539.08 and will overspend the line.

**MOTION #8:** Motion to approve use of Humanitix Ticketing Platform on a trial basis for a period of 90 business days. No costs to POA aside from standard convenience and merchant fees.

**Motion by: Pat Degnan, Director**

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

**Discussion:**

Jasmine Vargas, 9 Cherokee Ave held a Q&A.

We don't like EB and would like a platform that would work for all.

Purpose of this is just to test it. It's a temporary contract for 90 days. We may not even like it.

Motion in Nov can be to cancel this and get a new contract.

Would they allow us to hold a registration event (internal event like boat day). They said JotForm would be excluded.

May be best to table it another month. Purpose is to try it with low risk events.

Didn't include Country Club because it's for Women's Club to try. If we saw it successful, then we could include others.

**Motion Defeated**

**GOOD AND WELFARE:**

**Chana Chalupski**, 311 Beach St: Beach 3 playground doesn't seem bad outside of climbing structure. Eventbrite and Humanitix: Assume that you are doing all this work but need to work together and stop wasting time

**Mike Ilardi**, 19 N. Brookside Dr: Ask board if willing to make a donation to Markovski, in leu of flowers, to Morris County K-9 unit.  
Up to \$100 donation  
Board consensus shows Yes.

**John O'Connor**, 42 Mohawk Ave: Thanks board for working hard and for your volunteering.

**Pat Degnan**, 88 Valley View Dr: Attended COLA meeting on Saturday, if interested in helping, they did 2 presentations and it's on their website. There are four meetings a year and are very informative. They want to gather a group to remove geese off the endangered species list.

**ADJOURN AT 9:10pm**

**Motion by: Roger Crook, President**

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

Next Board Meeting is October 12, 2025  
2<sup>nd</sup> Annual Meeting

Written & Submitted by: Suzie Palazzo  
Approved by: Roger Crook-President