**BOARD MEETING – October 18, 2023**

**PRESENT:**

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| --- | --- | --- | --- |
| LAUREN BIANCHIMICHELLE CROMWELLROGER CROOKPAT DEGNANSCOT DESORT | DANIEL GRANTMICHAEL ILARDI GLEN KATZ MARK KEMPNERSTEVEN KOENIGSBERG | MICHAEL LYNCH ~~DARYL~~ ~~MACELLARO~~JOANNE MACHALABA BEVERLY NEMIROFF  | KRISTEN NEU BARRY SILBIGERMICHAEL STOCKNOFF  |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: None

**LEFT EARLY**: None

**ABSENT:** Daryl Macellaro

Michael Ilardi, President, called the meeting to order on Wednesday, October 18, 2023, at 8:00pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Michael Ilardi

Steve Koenigsberg, Roll Call

**MOTION #1**: Motion to approve the minutes of the September 20, 2023 Board Meeting.

**Motion by: Michael Ilardi, President 2nd by: Mark Kempner, Past President**

Discussion:

* None

**Motion Carried**

# CORRESPONDENCE

We heard concerns regarding a man hanging out in our parking lots. He is a resident based on the ID he presented to the police. I believe rumors are going around & not sure where it started.

**GOOD & WELFARE**

Barry Mendelsohn,53 Oakland Ave: Wants to congratulate those voted onto the board.

Jen Chandler, 91 Upper Mountain Ave: I’m uncomfortable with the man staring at our children at beach 1 and then going in & out of the restroom multiple times within an hour. He stated that he lives in the lake. He then showed up at the parking lot at dismissal. Had a confrontation with a parent.

Jack Esposito, 221 Jackson Ave: He showed unusual behavior and shouldn’t be around children. He has a charge pending so we are concerned & don’t want to wait until something happens. We are a private community so we should be able to take it seriously. This individual posted something disturbing online, read post.

He arrives when the children come out of school. How do we protect ourselves?

Mike Ilardi, 19 N. Brookside Dr.: I spoke with the police about this. Feel free to call me & I can help keep him off our property if he can’t produce a valid POA badge. We can issue a trespassing ticket. He drives a friend’s vehicle.

Melissa Ardolino, 68 Cayuga Ave: He also pretends to be a security guard for beach 1.

Kristen Neu, 42 Seneca Ave: What is the clear direction if we see him on WML property?

If you feel threatened, call the police or otherwise call Mike Ilardi so we can document that he was trespassing if he can’t show a valid POA badge.

Our attorney reiterates the process.

Can you just appear during pick up time since he always shows up?

Ask for a stronger police presence at the Town Council meeting.

We know his car so he can’t hide.

If he’s unstable and keeps showing up, keep notifying the police. You don’t know if he’s armed and it’s a police matter.

We should video tape any encounter for the police.

# PRESIDENT’S REPORT: Michael Ilardi, President

Congratulations to everyone that won the elections. The community spoke regarding the Constitutional ballot question. Being that the question didn’t pass, they probably feel that the current policy treats everyone fairly.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

Through Sept, the POA has spent 75% of the budget, $1.6 million.  96% of the dues are collected. Nothing notable on the POA budget or Cash Summary.

Country Club has a net positive income of $60,000. Of note, Bar & Rental income is a favorable $134,000.

# LEGAL COUNSEL’S REPORT

Discussion:

#  None

# COMMITTEE REPORTS

Civic Affairs-Pat: Political Candidates Night will be held on Monday, October 30th starting at 8pm. Everyone is welcome.

Dan: We also have a food drive currently going on. The collection bin is inside the building near the front entrance.

**OLD BUSINESS:** PHONE VOTE: Motion to hire Black Lagoon to treat invasive Phragmites & Japanese Knot Weed along the lake’s shoreline for $3,750. Monies to come from line 521.01 and may overspend the line. **Motion Carried**

**NEW BUSINESS**

**MOTION #2**: Motion to set the 2024 POA dues at $895 per home & $223.75 per lot, applying $20,000 from surplus funds to offset dues.

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

Discussion:

 What do you expect our surplus funds to be this year? We currently have $299,000 accumulated over the years. We take the current cash minus budget unexpended for this year minus 10% of the budget ($208,452) for dues collection shortfall. The offset is for the weed harvesting with a little extra.

Will we have money to put into the funds? Yes, we will.

 **Motion Carried**

**MOTION #3:** Motion to move $5,000 from the Festival Day line 509.01 to Country Club to cover this year’s expenses.

**Motion By: Michael Ilardi, President 2nd by: Scot Desort, Director**

Discussion: Why is the money being moved? It’s to cover the loss from Festival weekend which hasn’t happened in many years. We were affected due to all the rain that weekend.

**Motion Carried**

**MOTION #4:** Motion to contract with Nisivoccia LLP, to provide Country Club financial auditing services and tax preparation for the 2023 fiscal year as described in their engagement letter, for an amount up to $19,400. This includes the price quote of $18,400 and a contingency amount of $1,000 for potential additional work and fees. Monies to come from Country Club in 2024.

**Motion By: Joanne Machalaba, Treasurer 2nd by: Pat Degnan, Director**

Discussion:

 None

 **Motion Carried**

**MOTION #5:** Motion to contract with Nisivoccia LLP, to provide POA financial auditing and tax preparation services for the 2023 fiscal year as described in their engagement letter, for an amount up to $28,000. This includes the price quote of $24,000 and a contingency amount of $4,000 for potential additional work and fees. Monies to come from the 2024 budget line 513.03.

**Motion By: Joanne Machalaba, Treasurer 2nd by: Pat Degnan, Director**

Discussion:

 None

 **Motion Carried**

**MOTION #6:** Motion to hire Any Excuse for a Party to provide a Trackless Train, Mechanical Snowboard and Snowball Throwing at a cost of $3,774.84. Deposit amount of $943.71 is necessary now to reserve the date. Balance of $2,831.13 will be paid the day of the event. Money to come from line 539.09.

**Motion By: Pat Degnan, Director 2nd by: Mark Kempner, Past President**

Discussion:

 When is Winterfest? January 28, 2024. Split in payment is explained in the explanation.

 **Motion Carried**

**MOTION #7:** Motion to approve the 2024-2025 Preschool Budget.

**Motion By: Joanne Machalaba, Treasurer 2nd by: Mike Stocknoff, Director**

Discussion:

None

 **Motion Carried**

**MOTION #8**: Motion to hire Markovski Landscaping for tree work at the A-Field, Drum Pool & Clubhouse Boat Ramp at a cost not to exceed $9,500. Money to come from line 517.06 and will not overspend the line.

**Motion By: Steve Koenigsberg, Director 2nd by: Pat Degnan, Director**

Discussion:

 We had an original quote but then we were going to get a bundle price. Motion amount is incorrect. Markovski is $9,700 with $500 discount. Original quote was over $10,000. All Access didn’t include tax but rate is comparable. Suggests to make motion up to $9,800.

He quoted us under Country Club but needs to invoice us under POA.

 **Motion Carried**

**MOTION #9**: Motion to hire AFA to rewire three smoke detectors and rewire and replace one heat detector in the preschool at a cost of $2,823. Money to come from Country Club.

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

Discussion:

 Is this due to the work done in the building? It was working but not correctly. We have to bring it up to code.

Question regarding the additional $86 +tax charge for smoke detectors. This will be a separate charge if needed.

Tax isn’t included. The work is not taxable; an ST8 will be filed.

 **Motion Carried**

**GOOD AND WELFARE:**

John DiNiro, 63 Cayuga Ave: I’m a retired police officer and past security guard. In regard to resident comments tonight, are our doors locked? Were parents notified? We should request police presence.

Can we send a letter to him? We should hire someone to be there since our security is unavailable. Show up at the police department tomorrow morning. Don’t wait!

Jen Chandler, 91 Upper Mountain Ave: Can Holly & Cait send info out to parents?

We can seek advice from our legal counsel regarding our rights and if and how to notify parents.

Jack Esposito, 221 Jackson Ave: Regarding security, I understand we have some security staff out so can we get any temporary security?

We have been advertising for the position. We parked our security vehicle by the preschool.

Carly Merhige, 115 White Meadow Rd: Trees by beach 1 need to be cut/trimmed.

**ADJOURN AT 9:00p.m.**

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

Next Board Meeting is Wednesday, November 15, 2023

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President