

White Meadow Lake POA - Planning Committee

Meeting Date: 1/7/2025

Start Time: 8:19 PM

End Time: 9:12 PM

Attendees:

Daniel Grant, Michael Lynch, Barry Mendelsohn, John Z

General Items:

- Begin a plan for concept design and schematic design of proposed Tiffany Bar in discussion and collaboration with Bar & Rental.

Agenda:

Topic	Discussion	Next Steps	POC
Facilities Assessment of the Interior Components of the Building	Discussed the potential of having an assessment study done to analyze the needs of the full interior of the clubhouse compliance.	Research contractors and companies that can provide a due diligence assessment of the interior of the building.	DG/ML
Capital Planning Best Practice	Dan to send to committee for review of LRFP. Discussed plan to send to all other committees to get buy in on which projects have been completed. Plan will be to re-evaluate in January and create a plan.	Not done yet, will be doing now that we are in the New Year.	DG
Beach 1 Deck Project	Discuss any remaining items from the deck project	Spoke about the Deck at cross-over meeting with Beach. Jimmy Concrete will be the contractor. The beach will be closed and locked during total construction period, planning thinks this should be re-evaluated. Beach stated to planning that deck must be complete by April 27.	DG/ML

Create a Flow Chart for Committees	Further discuss flow chart that will follow after the LRFP is reviewed by committees and then we will make a plan based on permit need and engineering needs.	No Change	DG/KN
Creation of a standard On Call Contractor list with Disciplines	Review list from office going back 5 years with the vendors that we utilized. Set meeting for vendor research to build our own list. Include in the on call (references, relevant experience, insurance)	Nelson was not present, will be pushed to next week. Provided recommendation of requesting a local property manager recommended to attend and provide additional local commercial vendors references during a proposed meeting. Waiting on CAI information to further research from Pat.	NV/DG
Pre-School Backyard Project	Discuss any update on voting for March about the nursing school vote. Waiting to hear from Town.	No Change	ML
Clubhouse Ongoing Maintenance Discussion	Discuss next steps now that IMHOFF has been approved as a vendor for the project.	Contract was signed by OIC. Work will commence ASAP assumed to start week of the 13 th . Next update to follow next month.	DG
Proposed Renovation to Gazebo into Value Added Amenity	Discuss Bar and Rentals request to utilize funds that were allocated to replace the roof of the gazebo structure with a pergola and firepits instead.	Reviewed the Reserve Study replacement is not called for until 2042. Planning agrees something needs to be done. Will be advising the B&R to propose a more cost-effective option along with a cost/benefit analysis.	DG/ML

Next Meeting:

Date: February 5th, 2024

Submitted by: Dan Grant-Co-Chair

Approved by: Nelson Vargas-OIC

White Meadow Lake POA - Planning Committee

Meeting Date: 2/5/2025

Start Time: 7:21 PM

End Time: 8:11 PM

Attendees:

Daniel Grant, Michael Lynch, Barry Mendelsohn, Pat Degnan, Nelson Vargas (arrived late)

General Items:

- Discuss a plan for concept design and schematic design of proposed Tiffany Bar in discussion and collaboration with Bar & Rental.

Agenda:

Topic	Discussion	Next Steps	POC
Facilities Assessment of the Interior Components of the Building	Research contractors and companies that can provide a due diligence assessment of the interior of the building.	Discussed the review would be the better start option and to include what can get for ROM for bar cost. Will research for next month. Talked about soliciting EI Associates or Ben Horton Architects.	DG/ML
Proposed Renovation to Gazebo into Value Added Amenity	Reviewed the Reserve Study replacement is not called for until 2042. Planning agrees something needs to be done. Will be advising the B&R to propose a more cost-effective option along with a cost/benefit analysis.	Discussed Mike and Dan will attend the next bar meeting to discuss. Approach would be to raise the rental rate to offset costs.	DG/ML
Clubhouse Ongoing Maintenance Discussion	Contract was signed by OIC. Work will commence ASAP assumed to start week of the 13 th . Next update to follow next month.	Spoke about our first meeting with IMHOFF, they were not able to get up on the building yet but walked with Chairs around and started the conversation. Preliminary review shows that caps are porous.	DG

Beach 1 Deck Project	Spoke about the Deck at cross-over meeting with Beach. Jimmy Concrete will be the contractor. The beach will be closed and locked during total construction period, planning thinks this should be re-evaluated. Beach stated to planning that deck must be complete by April 27.	Mike attended cross-meeting with Beach. Brought update to planning. Planning discussed and believes 42' height is a better option.	DG/ML
Creation of a standard On Call Contractor list with Disciplines	Nelson was not present, will be pushed to next week. Provided recommendation of requesting a local property manager recommended to attend and provide additional local commercial vendors references during a proposed meeting. Waiting on CAI information to further research from Pat.	Nelson will be working on this for next month. Dan will invite property manager to attend.	NV/DG
Pre-School HVAC Issues	Mike provided insight that the Preschool is having heating issues.	Mike advised that Spear Air is going to be providing a recommendation to fix but had them already install a temporary fix. Work was bid out and Spear was determined best option	ML

Capital Planning Best Practice	Dan to send to committee for review of LRFP. Discussed plan to send to all other committees to get buy in on which projects have been completed. Plan will be to re-evaluate in January and create a plan.	Not done yet.	DG
Create a Flow Chart for Committees	Further discuss flow chart that will follow after the LRFP is reviewed by committees and then we will make a plan based on permit need and engineering needs.	No Change	DG/KN
Pre-School Backyard Project	Discuss any update on voting for March about the nursing school vote. Waiting to hear from Town.	No Change	ML

Next Meeting:

Date: March 5th, 2025

END OF MEETING MINUTES

Approved by: Nelson Vargas-OIC

White Meadow Lake POA - Planning Committee

Meeting Date: 3/12/2025

Start Time: 8:02 PM

End Time: 8:50 PM

Attendees:

Daniel Grant, Michael Lynch, Pat Degnan

General Items:

- Discuss a plan for concept design and schematic design of proposed Tiffany Bar in discussion and collaboration with Bar & Rental.

Agenda:

Topic	Discussion	Next Steps	POC
Facilities Assessment of the Interior Components of the Building	Discussed the review would be the better start option and to include what can get for ROM for bar cost. Will research for next month. Talked about soliciting EI Associates or Ben Horton Architects.	No change.	DG/ML
Proposed Renovation to Gazebo into Value Added Amenity	Discussed Mike and Dan will attend the next bar meeting to discuss. Approach would be to raise the rental rate to offset costs.	No change.	DG/ML
Clubhouse Ongoing Maintenance Discussion	Spoke about our first meeting with IMHOFF, they were not able to get up on the building yet but walked with Chairs around and started the conversation. Preliminary review shows that caps are porous.	Discussed with IMHOFF status of report said we should have by the end of March for review. Was awaiting for another weather pattern to monitor the wall.	DG
Beach 1 Deck Project	Mike attended cross-meeting with Beach. Brought update to planning. Planning	Discussed that the deck demo was underway and that we are awaiting further update. Mike will be attending	DG/ML

	discussed and believes 42' height is a better option.	another cross-coordinated meeting to provide an update for next month.	
Creation of a standard On Call Contractor list with Disciplines	Nelson will be working on this for next month. Dan will invite property manager to attend.	No change.	NV/DG
Pre-School HVAC Issues	Mike advised that Spear Air is going to be providing a recommendation to fix but had them already install a temporary fix. Work was bid out and Spear was determined best option	Mike discussed that he is still in discussion to try and bring this to an emergency vote to get approval to repair.	ML
Pre-School Backyard Project	Discuss any update on voting for March about the nursing school vote. Waiting to hear from Town.	No change.	ML

Next Meeting:

Date: April 2nd, 2025

END OF MEETING MINUTES

White Meadow Lake POA - Planning Committee

Meeting Date: 5/7/2025

Start Time: 7:49 PM

End Time: 8:24 PM

Attendees:

Daniel Grant, Michael Lynch, Kristen Neu, Pat Degnan, Nelson Vargas (arrived late)

General Items:

- Discuss a plan for concept design and schematic design of proposed Tiffany Bar in discussion and collaboration with Bar & Rental.

Agenda:

Topic	Discussion	Next Steps	POC
Facilities Assessment of the Interior Components of the Building	Discussed the review would be the better start option and to include what can get for ROM for bar cost. Will research for next month. Talked about soliciting EI Associates or Ben Horton Architects.	Heard back from one architect will respond and reach to a few others.	DG/ML
Proposed Renovation to Gazebo into Value Added Amenity	Discussed Mike and Dan will attend the next bar meeting to discuss. Approach would be to raise the rental rate to offset costs.	No change.	DG/ML
Clubhouse Ongoing Maintenance Discussion	Spoke about our first meeting with IMHOFF, they were not able to get up on the building yet but walked with Chairs around and started the conversation. Preliminary review shows that caps are porous.	Notified report will be provided by May 28 th . Group has been moderately unresponsive with this project. Requested detailed pricing a phasing plan for report to inform the Board of findings. Requested for 2 nd time lift removal from Clubhouse Parking lot.	DG

Beach 1 Deck Project	Mike attended cross-meeting with Beach. Brought update to planning. Planning discussed and believes 42' height is a better option.	Deck almost complete Mike Lynch has been in contact to coordinate.	DG/ML
Creation of a standard On Call Contractor list with Disciplines	Nelson will be working on this for next month. Dan will invite property manager to attend.	No change.	NV/DG
Capital Planning Best Practice	Dan to send to committee for review of LRFP. Discussed plan to send to all other committees to get buy in on which projects have been completed. Plan will be to re-evaluate in January and create a plan.	No change.	DG
Create a Flow Chart for Committees	Further discuss flow chart that will follow after the LRFP is reviewed by committees and then we will make a plan based on permit need and engineering needs.	No change.	DG/KN
Pre-School Backyard Project	Discuss any update on voting for March about the nursing school vote. Waiting to hear from Town.	Received bids and will re-evaluate per conversation with Township Engineer.	ML

Next Meeting:

Date: June 4th, 2025

Submitted by: Dan Grant-Co-Chair

Approved by: Nelson Vargas-OIC

White Meadow Lake POA - Planning Committee

Meeting Date: 7/2/2025

Start Time: 8:17 PM

End Time: 9:07 PM

Attendees:

Daniel Grant, Michael Lynch, JJ O'Connor, Mark Kempner, Pat Degnan, Nelson Vargas (arrived late)

Agenda:

Topic	Discussion	Next Steps	POC
Clubhouse Ongoing Maintenance Discussion	Update on release of Report for Committee Review. Discussed the entire contents of report and next steps.	Committee decided the best option will be go out to bid for capping the upper stones with a matching aluminum cap. Committee is pursuing bids.	DG
Pre-School Backyard Project	Discuss bids received the update the retaining wall at the Pre-School backyard. Reviewed quote and will raise a motion to the board.	Committee to await response from the board.	ML
Beach 1 Deck Project	Discussed completion of the deck and committee raised concerns on workmanship of certain aspects of the build. Mike (co-chair) will further his review with the Board.	Discussion to be continued with Mike and the Board.	DG/ML
Facilities Assessment of the Interior Components of the Building	Discussed the review would be the better start option and to include what can get for ROM for bar cost. Will research for next month. Talked about soliciting EI Associates or Ben Horton Architects.	Still working on more bids, will be setting up a walkthrough in August.	DG/ML

Proposed Renovation to Gazebo into Value Added Amenity	Discussed Mike and Dan will attend the next bar meeting to discuss. Approach would be to raise the rental rate to offset costs.	No change.	DG/ML
Creation of a standard On Call Contractor list with Disciplines	Nelson will be working on this for next month. Dan will invite property manager to attend.	No change.	NV/DG

Next Meeting:

Date: August 6th, 2025

END OF MEETING MINUTES

Submitted by: Dan Grant-Co-Chair

Approved by: Nelson Vargas-OIC