Security Committee Meeting Minutes

Jan 7, 2026 7:30pm

In attendance: Scot Desort (co-chair), Mike Stocknoff (co-chair), Roger Crook, Rudy Riveron, Charlie Bogusat (OIC), Mike Ilardi, Steve Koenigsberg, Nelson Vargas, Bill Whelan, Corey Auerbach, Tom Alameda

- Jeff resigned from security staff. Last shift 1/9
- Rich was notified that he continues to miss shifts with no notification to the office. Charlie stated he believes that's incorrect. Will follow up with office
- Committee vote: motion to purchase remaining cameras that were backordered in Dec, NTE $2500. Vote 8 yes, 3 not eligible
- Committee vote: motion to hire VP Security to install all new cameras in an amount of NTE $7500, to be paid as each site is done. Vote 8 yes, 3 ineligibles
- All WML properties (excluding clubhouse which already has fiber) have been upgraded to Optimum fiber, reducing security budget for internet
- FYI to purchase camera adapters and misc materials for camera upgrades from amazon for approx. $1300
- Security vehicle repair is complete and is back in service
- Discussion about security vehicle interior not being kept clean by staff
- WML Temple will be advised that going forward, we will require a hold harmless from them, and they will need to have us an additional insured, in order to continue using our parking lot.
- Discussion about being down to only 1 security guard, and the difficulties finding replacements, pay rate, etc. Concerns raised about busy events coming up like pub night, comedy night, etc., where we have a lot of people in the building drinking alcohol. Committee will contact the outside security firm used during Festival Days to see costs to hire one-off guards for these high-profile events.

Meeting adjourned 812pm

Minutes prepared by Scot Desort-Co-Chair

Approved by: Charlie Bogusat-OIC

Security Committee Minutes March 4, 2026

Start: 7:40pm

End: 8pm

In Attendance:

Scot Desort
Mike Stocknoff
Steve Koenigsberg
Cory Weinrich
Pat Degnan
Charlie Bogusat
Roger Crook
Nelson Vargas
Rudy Riveron
Barry Mendelsohn

1. Got info from outside security. $35 hr. but VERY slow to respond. Committee agrees that due to low ticket sales for pub night, we forgo outside security for this event.

2. Discussed gas card for security – suggest getting WEX card. Nelson will look into it.

3. Suggest having Rich take car to car wash. He can also check the batteries as Charlie had suggested at the last meeting. We will ask him to come in early one or 2 days of his choosing to get some of these things done – maybe 2 or 3 hours, including check tire treads.

4. Discussed new cameras, saving all old cameras. Perhaps use the 2K cams as extras and sell the older stuff on Ebay or Facebook Marketplace. Scot planning on meeting with Dave VanPelt next week to start planning.

5. Need to reach out to applicant for security guard that Laurie received and set up interview.

6. Charlie is concerned about state of security vehicle interior.

7. Ethernet cables have been pre-run in preschool soffits.

Minutes prepared by Scot Desort (co-chair)

Approved by: Charlie Bogusat-OIC

Security Minutes Apr 1, 2026

7:10-7:25pm

In Attendance:

Scot Desort
Steve Koenigsberg
Charlie Bogusat
Mike Ilardi
Lisa Dispenza

1. New camera installed will be starting before end of month

2. Rich surveyed all JCPL lights that are out and they have begun replacing bulbs at locations

3. Discussed guard salaries

4. Reviewed incident reports, illegal fishing

5. Rich covering for Lex during school spring break

6. Kurt de-fogged headlight covers on the security vehicle

7. Rich will be training Lex on proper use and completion of trespassing tickets as well as reinforcing the need for timely and accurate incident reports

Minutes prepared by Scot Desort (co-chair)

Approved by: Charlie Bogusat-OIC

Security Committee Minutes
May 7, 2026
9:15pm - 9:30pm
OIC - Charlie Bogusat
Chairs - Scot Desort & Mike Stocknoff

In Attendance: Mike Stocknoff, Roger Crook, Steve Koenigsberg, Charlie Bogusat, Nelson Vargas, Eric Viet, Bill Whelan, Pat Degnan, Lisa Dispenza, Ben Peretto

- All new camera systems are installed except for clubhouse
- There was a wiring issue at beach 1 and beach 3. Both have been resolved.
- Will begin planning/prep for clubhouse shortly
- Short 1 camera (ordering issue) and might need additional hard drive for Beach 1. Should be under motion threshold and will order once we have walkthrough at clubhouse with vendor to make sure we don't need anything else. Will also be adding camera for liquor, and the associated wiring.
- Security incidents already increasing as the weather is getting nicer. Mainly non-residents using the facilities. Incident reports are being submitted.
- Guard schedules finalized and will be making offers to applicants, then advising existing guards about the revised schedules. All guards will need to have SORA training at some point this year. Found online/virtual classes. About $325 including NJ State Police registration fee of $100, and fingerprint/background check from IdentiGO for about $75. We should see if this fingerprint/background check can be waived if Laurie does this already.
- An offer to a potential security guard (retired police officer) was made and accepted. His paperwork is being processed.

Submitted by: Mike Stocknoff-Co-Chair
Approved by: Charlie Bogusat-OIC

Security Minutes – June 3, 2026

Scot Desort, Mike Stocknoff (co-chairs)

Steve Koenigsberg, Pat Degnan, Roger Crook Nelson Vargas, Rudy Riveron, Ben Peretto, Taylor Donnelly, Bill Whelan, Eric Viet, Mike Ilardi, Lisa Dispenza

1. New camera project completed. Additional labor and misc materials will be invoiced and a motion submitted. 3 existing exterior cables suffered failures during or slightly after camera install. Roden damage at beach 2 and water penetration at Beaches 1 and 3. Additional camera added to liquor closet

2. Rich has begun building cases surrounding security incidents that have increased dramatically in recent weeks. New cameras have already provided valuable footage to police which has enabled us to identify vandals who have damaged the new beach 1 deck

3. Will remind closing security guards to close umbrellas on clubhouse deck before bar closes for the night

4. New security guard Glenn doing great with training

5. External security company has been contacted regarding extra festival day coverage

6. Discussed options for hiring lifeguards (17 and over) for extra Festival Day security at dam and other key locations. Email to waterfront director

7. Will remind security guards to check badges at tennis courts and remove any realtor open house signs on POA property and the Welcome To WML sign

8. Discussed non-residents using beach 3 frequently for fishing.

9. Still having difficulty hiring boat patrol. Steve K. will check if any lifeguards with boaters license would be interested

7:30-7:58 pm

Minutes prepared by Scot Desort (co-chair)

Approved by: Michael Ilardi-President

Security Meeting Minutes
July 1, 2026

7:40pm
Chairs: Scot Desort and Mike Stocknoff
Officer in Charge: Charlie Bogusat

In attendance: Mike Stocknoff, Scot Desort, Roger Crook, Mike Ilardi, Steve Koenigsberg, Pat Degnan, Ben Peretto, Jeff Wadleigh, Rudy Riveron, Lisa Dispenza, Eric Veit, Charlie Bogusat, Nelson Vargas, Barry Mendelsohn

1. Will let Alyssa know to put security phone on website.
2. Tennis court issues. Kurt will be replacing the lighting timer. See if we can get one that has a 7-day timer. Going to suggest security guards to call police if they see anyone there for trespassing. We will also review signage there.
3. Chris/Suzie will send lifeguard list for FD security to Laurie for payroll purposes
4. Mike will park maintenance trucks at either end of the street to block traffic on FD
5. Discussed e-bike issues on properties
6. Rich ordered new letters for towing signage since our current towing operator is no longer doing tow services
7. Charlie will talk to Rich before 1st boat patrol session
8. Security guard seen by resident allegedly “drinking” on the job. Maybe try to get them to change their shirt if they want to get a drink after their shift.
9. Try to set up security meeting before FD
10. See if camera contractor can run steel cable strand to support the camera wire
11. Jeff says seen a lot of non-residents on the lake. Suggesting an auxiliary non-paid security patrol. Maybe get hats for these volunteers.

Adjourned 8:20pm

Submitted by: Scot Desort-Co-Chair

Approved by: Charlie Bogusat-OIC

Security Meeting Minutes

Sep 2, 2026

Start time: 7:40PM

Chairs: Scot Desort and Mike Stocknoff
Officer in Charge: Charie Bogusat

In attendance: Scot Desort, Charlie Bogusat, Mike Ilardi, Steve Koenigsberg, Nelson Vargas, Lisa Dispenza, Eric Veit

1. Discussion to go over off-season security schedule. Feeling is that we need to tell them what WE want, not what they want. Suggestion is to make the 3 winter guards all agree to work 1 weekend night each (Fri, Sat, Sun).
2. Mike I suggested full-time security should make schedule instead of office.
3. Talked again about online scheduling apps.
4. Charlie mentioned issues with cleanliness of sec vehicle. Require guards to document the vehicle when they come on shift and give it a once over.
5. Security incident reports are not always including vehicle type and license plate.
6. Review beach locking times – dusk (off-season).
7. Is there anything we can do about the fence gates at circus pool?
8. Committee suggesting researching new badge system that would be more modern that could track scans at facilities by keeping a log.

Adjourned 8:20pm

Submitted by: Scot Desort-Co-Chair

Approved by: Charlie Bogusat-OIC

Security Committee Minutes
October 7, 2026
7:30pm - 7:35pm
OIC - Charlie Bogusat
Chairs: Scot Desort and Mike Stocknoff

In attendance: Scot Desort, Mike Stocknoff, Eric Veit, Charlie Bogusat, Steve Koenigsberg, Roger Crook, Nelson Vargas, Rudy Riveron, Mike Ilardi, Barry Mendelsoh, Ben Peretto.

1. We have offered Rich a full-time position and he has accepted.
2. Rich worked with local police to catch a non-resident that had been stealing fishing rods and other items. Proper paperwork has been filed with the authorities.
3. With winter approaching, Kurt will check the security vehicle to change or update fluids.

Submitted by: Mike Stocknoff-Co-Chair
Approved by: Charlie Bogusat-OIC