

House Ops Meeting – 1/14/25

Attendees: Mike Stocknoff, Scot Desort, Mike Ilardi, Steve Koenigsberg

Start 7:45: pm

End: 8:00 pm

Prepared by: Steve Koenigsberg

-Hand Dryers were installed in Clubhouse first floor bathrooms

-Property work continues

-Malachy coming to Clubhouse Wed 1/15 to service kitchen and bar equipment

-Getting estimates to replace back doors by Clubhouse ramp. The current doors are old and creating a maintenance issue.

-Maintenance starting to replace ballroom lights with LEDs

-No Motions this month

Approved by: Michael Ilardi-OIC

House Ops/Maintenance Meeting Minutes – 2/11/25

Attendees: Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Roger Crook, Michael Freedman, Rob Carol

Start 8:00 pm

End: 8:29 pm

Prepared by: Steve Koenigsberg

-A-Field doors completed. Scot to f/u with Alarm company with issues with panels/smoke detector/sensors.

-Clubhouse Ballroom doors by parking lot/ramp: Doors need to be replaced. Kurt has been doing repairs for the last few years; however the doors and the frames need to be replaced. Motion to replace the doors with Hilberg – vote passed. Cost not to exceed \$7,000 and money to come from CC.

-Kurt and Bill have repainted the Gold Bar, Clubhouse Bathrooms, Ballroom and will be repainting the Camp Building.

-Discussion on asking the town if a road guard rail can be installed on White Meadow Road on bend leading up to the spillway. With the car that went into the water during the snowstorm, we think a guard rail may be a good safety addition. The committee will reach out to the town to see what the process is for the request.

Approved by: Michael Ilardi-OIC

House Ops Meeting Minutes – 3/4/25

Attendees: Mike Stocknoff, Scot Desort, Nelson Vargas, Steve Koenigsberg, Roger Crook, John, Kathryn Langer

Start 7:32 pm

End: 7:50 pm

Prepared by: Steve Koenigsberg

-General Maintenance work continues – Kurt and team doing indoor repairs / painting. Outside prep begins later this month as the weather warms.

-Waste Mngt will be replacing dumpsters at Clubhouse and Maintenance shed with new dumpsters for front load trucks.

-Revised Clubhouse door motion – Motion to be increased to not exceed \$9K (original motion was not to exceed \$7K). Scot D. caught an error on the original contractor's estimate on the size of the glass windows in the doors which increased the cost and Scot got an estimate to rekey the door once installed to match other exterior doors in the building.

-John brought up a change to state fire code dealing with landscaping mulch (NJAC 5:70-3, 310.2) which goes into effect April 15, 2025. The rule deals with how close mulch can be to combustible building materials. Mulch must be 18 inches away from buildings constructed of combustible materials. Rule was forwarded to Kurt to review as he gets ready for Spring. This will not apply to any of the clubhouse mulch beds that are against the original stone building – but would apply to any areas near the deck or ballroom side of the clubhouse.

Approved by: Michael Ilardi-OIC

House Ops Meeting – 5/13/25

Attendees: Mike Stocknoff, Scot Desort, Nelson Vargas, Steve Koenigsberg, Roger Crook, Rob Carrol, Scott Rothbart, Charlie Bogusat, Nick Quartuccio.

Start 7:50 pm

End: 8:00 pm

Prepared by: Steve Koenigsberg

-Preseason work continues. Docks / swim lines / beaches / lawns / bathrooms / etc.

-Clubhouse door being installed by Hilberg

-Motion approved to renew service contract with Western Pest. This is our annual renewal for Exterminator Services. Vote was unanimous to approve.

Approved by: Roger Crook-President

Maintenance/House Ops Committee Minutes

August 12, 2025 8:10-8:20pm

OIC – Mike Ilardi

Co - Chairs Steve Koenigsberg & Scot Desort

In Attendance: Mike Stocknoff, Scot Desort, Patrizia Trento, Robbie Carrol, Nelson Vargas

1. Did a quick overview of budget numbers submitted to treasurer for 2026
2. Bar & Rental is getting bids on re-upholstering the benches in the building (Trophy, Gold Lounge, stairway landing and top of stairs). Will present to House Ops.

Submitted by: Scot Desort-Co-Chair

Approved by: Michael Ilardi-OIC

House Ops Meeting Minutes– 9/9/25

Attendees: Mike Stocknoff, Scot Desort, Roger Crook, Patrizia Trento, Scott Rothbart, Nelson Vargas, Tommy Alameda, Bill Whelan, Nick Quartuccio, Scot Rothbart, John Swyenski

Start 7:45 pm

End: 8:25 pm

Prepared by: Steve Koenigsberg

-Review of Summer end of season maintenance work. Swim lines pulled in and docks will be pulled later in Oct/Nov

-Fire Escape Repairs are pending. We have one estimate. Have reached out to 3 other companies with multiple calls, have not been able to get any to come out to review/give estimate. Motion voted on and passed unanimously to hire Maximum Fire Escapes to perform repairs and supply inspection certification to give to Rockaway Township. Patrizia has communicated with the Fire Marhsall to let him know this is in the works and they understand due to our motion process that the contractor will be hired after the Sept 17th meeting.

-Drum Pool Tree work. Motion was voted on and passed unanimously to hire Markovski Tree Service to remove trees overhanging the Drum Pool fencing / Pump areas. Some trees need to be removed, others to be cut back. Money from line 525.02 and will not overspend the line. Money not to exceed \$4,400.00

-Clubhouse plumbing review. We had a plumber out to look over the plumbing at the Clubhouse and had the main line scoped. There are no blockages to be repaired. Plumber suggested we look into increasing the volume of water into the building to help toilets refill faster to avoid the issues we are having now. Steve will contact the town to see if that is feasible.

-Committee reviewed suggested projects with Patrizia for Clubhouse improvements over the next few years. This discussion to continue to work up a priority list and then coordinate with Planning Committee if any of these projects need to be done by Planning vs House Ops.

Submitted by: Steve Koenigsberg: Co-Chair

Approved by: Roger Crook-President

House Ops/Maintenance Minutes – 11/5/25

Attendees: Mike Stocknoff, Scot Desort, Nelson Vargas, Mike Ilardi, Steve Koenigsberg, Charlie Bogusat, Pat Degnan, Michelle Cromwell, Cori Auerbach, Eric Veit

Start 8:40 pm

End: 9:00 pm

Prepared by: Steve Koenigsberg

-Seasonal work continues / docks being pulled / leaf work / etc.

-Beach 3 Tree work to be completed Friday Nov 14th

-Beach light timers need to be adjusted

-Circus Pool Fence work. Kurt and Bill requested a double wide fence gate be installed at the back end of the Camp/Circus pool area to help with leaf clean-up work. Steve contacted All Qualify Fence Company and Essex Fence.

FYI – Hire All Quality Fence Company to install a 10' wide / 6' tall fence gate at the back of the Circus Pool facility. Cost of \$1,445.00 and money from line 525.02. Vote was unanimous to approve.

Submitted by: Steve Koenigsberg-Co-Chair

Approved by: Michael Ilardi-OIC ??

House Ops/Maintenance Committee Meeting Minutes 12/3/25

Attendees: Mike Stocknoff, Scot Desort, Roger Crook, Nelson Vargas, Steve Koenigsberg, Charlie Bogusat, Pat Degnan, Michelle Cromwell, Cori Auerbach, Eric Veit, Bill Whelan

Start 8:35 pm

End: 8:47 pm

Prepared by: Steve Koenigsberg

-Beach 1 needs an electrical guide wire reconnected to the pole by the basketball courts. Steve reaching out to vendors to get gone.

-Spoke with Kurt and Bill to work on creating a list of tree and fence work we can get done in the Spring

-General facility / leaf work continues

-Hired BA Colella for Service Contract for 2026 season for Clubhouse Boilers and AC unit. Money comes from line 517.04

Approved by: Michael Ilardi-OIC