

BOARD MEETING MINUTES– November 19, 2025

PRESENT:

CHARLIE BOGUSAT	SCOT DESORT	DARYL MACELLARO	MICHAEL STOCKNOFF
CARRIE CARUANA	MICHAEL ILARDI	KRISTEN NEU	EVAN TRISLER
MICHELLE CROMWELL	STEVEN KOENIGSBERG	RUDY RIVERON	NELSON VARGAS
ROGER CROOK	MICHAEL LYNCH	BARRY SILBINGER	ROBERT ERIC VEIT III
PAT DEGNAN			

ADMINISTRATION: Robert Rossmeissl, Esq.

ARRIVED LATE:

LEFT EARLY:

ABSENT: Daryl Macellaro

Michael Ilardi, President called the meeting to order on Wednesday, November 19, 2025 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 2nd Annual meeting minutes from October 12, 2025 meeting.

Motion by: Michael Ilardi, President

2nd by: Mike Stocknoff, Director

Discussion:

None

Motion Carried

MOTION #2: Motion to approve the meeting minutes from October 15, 2025 meeting.

Motion by: Michael Ilardi, President

2nd by: Mike Stocknoff, Director

Discussion:

None

Motion Carried

CORRESPONDENCE

St Peter's Orphanage is closing after many years and thanks us for our support.

Sherriff Gannon thanks us for our donation to the K-9 unit.

GOOD & WELFARE

Pat Degnan, 88 Valley View Dr: Thanks Mike Ilardi for helping us load and unload the bus for the senior's trip.

PRESIDENT'S REPORT: Michael Ilardi, President

List of committee minutes: most on time but a few still missing.

We got 56 units at our blood drive on 11/18 but had to schedule earlier it earlier than normal so some people couldn't donate.

You received updated Administrative Guidelines to update your binder.

Gerry Primavera is going through a tough time, please keep him in your thoughts.

TREASURER'S REPORT: Nelson Vargas, Treasurer

Dues collection report was not updated to reflect October's activity but for the year we are on par when compared to last year's collection rate year to date. Regarding POA expenses, we have spent \$2.02M and have approximately \$554K left to spend for the last two months of the year. We do not anticipate spending anywhere near this amount through the end of the year and should end the year with a slight surplus.

On the Country Club side, we are operating at a surplus of \$229K through the end of October. I'd like to commend all the Committees who continue to make every effort to reduce costs to attain a sustainable operating profit. Bar & Rental, Camp, Festival, House Activities, and Women's Club.

I'd also like to inform the community that our Accountant, Andrea Slater, is no longer employed by the POA. We wish her well in her future endeavors. We have begun our search for a replacement and expect to fill the position by the 1st quarter of 2026, or sooner.

LEGAL COUNSEL'S REPORT

None

COMMITTEE REPORTS

Civic Affairs/Michelle: We collected so much food for the pantry that they actually called us and asked to hold off for now. Patrizia is holding onto the donations until they accept more.

Question for Lake: What's thought process with docks?

Railings are broken; looking to put just one section in for now at beach 2.

Fishing docks not being fully utilized; hoping to put pontoons there.

Those docks are also used for fishing.

Discussion continues with capacity and accommodations.

Lake/Mike Lynch: Princeton Hydro report will be part of our December Lake meeting on 12/4.

Beach asking about geese control.

Lake is all for the laser but may try another method at the other beaches.

Request for demonstration with the geese to see if it works.

House Activities/Kristen: Held Comedy Night earlier this month. Thanks Maintenance & Committee for all their hard work.

We are using Humanitix with Women's Club for ticket sales and so far it has been user friendly as well as offers other features that Eventbrite doesn't have.

NYE: Tickets going on sale on 12/6. Will have a DJ and live entertainment this year. Band will play later half of evening with tickets available without dinner.

OLD BUSINESS

None

NEW BUSINESS

MOTION #3: Motion to hire SouthData to process & mail our 2026 dues statements at a cost up to \$2,700. Money to come from line 513.01.

Motion by: Michael Ilardi, President

2nd by: Roger Crook, 1st Vice President

Discussion:

None

Motion Carried

MOTION #4: Motion to set the 2026 POA dues at \$990 *with an offset from 2025 surplus of \$50,000 making the final dues amount \$970 per home & ~~\$247.50~~ \$242.50 per lot.*

Motion by: Michael Ilardi, President

2nd by: Mike Stocknoff, Director

Discussion:

No offset but we can offset by \$50,000 from the G&A salary line due to no Community Mgr. Looking to use money for new cameras but don't know the cost.

Can offset by \$50,000 \$100,000 or nothing. We do need to add money to funds as well but capped at 8%. \$50,000 would reduce the dues to \$970.

\$75,000 would reduce to \$960

Board agreed to use \$50,000 from 2025 surplus to reduce the 2026 dues. Changes to motion shown in italics.

Motion Carried

Application for Household Membership (1)

MOTION #5: Motion to hire Vanderhoof & Sons busing at a cost not to exceed \$2,600 to supply busing back and forth for the Woodlock Pines senior trip.

Motion by: Michael Ilardi, President

2nd by: Pat Degnan, Director

Discussion:

None

Motion Carried

ATHLETICS FYI: Purchased a volleyball slider attachment system with a net for Beach 1 from Volleyball USA.com at a cost of \$1,113.04. This includes tax and shipping. Money to come from line 501.03.

HOUSE ACTIVITIES FYI: Hired Stage Fright Band to perform at the 2025 NYE event at a cost of \$850.00. Money to come from Country Club line 5099.

MOTION #6: Motion to hire DOA Mysteries for *up to \$2,500* to provide entertainment (actors, props, sound, etc.) for a Murder Mystery event on January 31, 2026. Money to come from Country Club/ticket sales.

Motion by: Kristen Neu, Director

2nd by: Michael Ilardi, President

Discussion:

Are you asking for a waiver? Yes.

Changed motion (in italics) because will be charged more if we sell more tickets where more actors are needed.

If motion passes, I'm requesting approval to waive the requirement and sell tickets to members & guests at the same time. Tickets purchased as groups.

Motion Carried

Consensus Approved.

Suggestion to come up with a flyer to hand out at the Holiday Party & NYE events.

WOMEN'S CLUB FYI: FYI: Hired Jolene Gibbs-Dempski to supply two face painting artists for the WC Winterfest event at a cost of \$900. Money to come from the **2026** budget line 539.09.

WOMEN'S CLUB FYI: Hired Party Magic Inc to supply a balloon artist and strolling magic at a cost of \$1,295. Money to come from **2026** budget line 539.09.

MOTION #7: Motion to approve the proposed 2026/27 Preschool Budget for the 2026-2027 school year and the 2026 Summer Fun program.

Motion by: Michelle Cromwell, 2nd Vice President

2nd by: Mike Stocknoff, Director

Discussion:

None

Motion Carried

MOTION #8: Motion to hire Party Perfect Rentals to provide two inflatables for the WML 4th Annual Winterfest at a cost of \$2,297.50. A deposit of \$1,148.75 is required and will come out of Community Events line 539.09 from the 2025 budget. The balance of \$1,148.75 will come from Community Events line 539.09 from the **2026** budget.

Motion by: Michelle Cromwell, 2nd Vice President

2nd by: Pat Degnan, Director

Discussion:

Does not overspend the line.

Motion Carried

MAINTENANCE FYI: Hired All Quality Fence Company to cut into the existing fence and install a chain link double gate in the back of the Circus Pool Facility at a cost of \$1,445.00. Money to come from line 525.02.

LAKE & LAKE REC FYI: Hired Musky Trout Hatcheries LLC to stock our fall trout at a cost of \$897.78. Money to come from line 521.03.

GOOD AND WELFARE:

Michael Lynch, 93 Lake Shore Dr: Where are we with planning for preschool yard?

Mike S: Met with Markovski, had other ideas and is putting a proposal together and then if we want those changes, we can go back to the other bidders. These are big ticket changes.

Women's Club is aware of what's going on.

Nelson: When do we anticipate completion? Not this year; next year.

Barry Mendelsohn, 53 Oakland Ave: Disagree with the \$50,000 offset that could be used to put in funds or used for other items.

List of CD's listed and different banks. Not really multiple accounts since under Merrill Lynch. The financial form should be presented differently.

Francesca Nieves-Miskowsky, 165 White Meadow Rd: Behalf of Women's Club:

Would like to move scholarship funds into its own banking account just like preschool.

Slowly opening the youth center into a community center. Book Club has over 60 members and growing.

Will possibly have a mahjong and knitting group that may meet in there.

Upcoming events: Tree Lighting, Menorah Lighting and Noon Year's Eve.

Banquet Manager let us book certain events in 2026 while Admin Guidelines are still being revised.

Nelson: Events have underlying costs involved and please meet with Accounting/Barbara to get a better understanding of the flow of money.

ADJOURN AT 8:56pm

Motion by: Michael Ilardi, President

2nd by: Mike Stocknoff, Director

Next Board Meeting is December 17, 2025

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi-President