

White Meadow Lake POA - Planning Committee

Meeting Date: 12/4/2024

Start Time: 7:23 PM

End Time: 9:08 PM

Attendees:

Daniel Grant, Michael Lynch, Nelson Vargas, Pat Degnan, Mark Kempner, Tom Hall (arrived late)

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
Capital Planning Best Practice	Review ongoing updates to LRFP. Discuss addition of Office365 account and information sharing.	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.	DG
Beach 1 Deck Project	Review updated plan provided by Beach. Discuss next steps for the planning involvement process and project.	Discussed the deck project which was coordinated with Beach. Planning is satisfied with the bid effort based on attendance at meeting. Planning advised that until receipt of updated level bids from drawings submission and equal bill of material is provided.	DG/ML
Create a Flow Chart for Committees	Further discuss creation of Standard Procedure flow chart based on Beach 1 Deck project procedures.	Discussed that this flow chart will follow after the LRFP is reviewed by committees and then we will make a plan based on permit need and engineering needs.	DG/KN

<p>Creation of a standard On Call Contractor list with Disciplines</p>	<p>Review or Discuss the creation of Vendor Spreadsheet to identify and potentially elect On Call services.</p>	<p>Nelson spoke with office and will be getting us a list going back 5 years with the vendors that we utilized. Idea to have a full meeting that we just research vendors and build our own list. Include in the on call (references, relevant experience, insurance)</p>	<p>NV</p>
<p>Pre-School Backyard Project</p>	<p>Review or Discuss sketch of wall and information from Town Hall to discuss permitting.</p>	<p>Mike spoke to Town about the wall, school will be voting in March about the nursing school vote. Waiting to hear from Town.</p>	<p>ML</p>
<p>Clubhouse Ongoing Maintenance Discussion</p>	<p>Discuss solicitation of an updated conditions assessment and proposed firms anticipated to be solicited.</p>	<p>Motion was raised by Pat Degan to bring IMHOFF, ENV and additional contractors to provide bids for Conditions Assessment Update.</p> <p>Vote was cast “unanimous”</p>	<p>DG</p>

Next Meeting:

Date: January 7th, 2024

END OF MEETING MINUTES

Submitted by: Dan Grant-Co-Chair

Approved by: Nelson Vargas-OIC

White Meadow Lake POA - Planning Committee

Meeting Date: 11/6/2024

Start Time: 7:19PM

End Time: 9:03PM

Attendees:

Daniel Grant, Michael Lynch, Nelson Vargas, Lauren Bianchi, Mike Freedman, Pat Degnan, Mark Kempner, Tom Hall, Glen Katz, Barry Mendelsohn, Kristen Neu

General Items:

- Request Scot Desort to activate an Office 365 account labeled planning@whitemeadowlake.org to be used for bid sharing and capital plan amidst the committee.

Agenda:

Topic	Discussion	Next Steps	POC
Capital Planning Best Practice	Introduction of new committee chairs and discussion of proposed plan for 2024-25 planning	Build out the LRFP section and utilize a highlighting process. Dan to highlight document. Bring to next month meeting.	DG
Beach 1 Deck Project	Discuss results of cross-coordinated meeting with Beach Committee. Identify plan for going forward on project.	Dan is going to solicit civil proposals for the deck. Goal to expend funds by Dec 24'.	DG/ML
Create a Flow Chart for Committees	Discussed cross coordinated meeting with Beach. Determined best course of action is to create a Standard Procedure flow chart to be reviewed at next meeting and be provided to each committee.	Dan to create and present at next meeting.	DG
Creation of a standard On Call Contractor list with Disciplines	Utilize previous SM contractor list and build out.	No contractor list available from previous Site Manager. Nelson appointed to request from Andrea a pull of Vendors from past 10 years. Compile into a spreadsheet.	NV

Pre-School Backyard Project	Discuss next steps or pick tentative date to pick back up on project after more information from NJDOE.	Price out just doing the wall. Mike to provide sketch of wall for next meeting. Will contact Town Hall to discuss if we need a permit.	ML
Clubhouse Ongoing Maintenance Discussion	Review updated information from previous presentation from IMHOFF regarding condition of clubhouse façade and water infiltration issues.	Request updated conditions report or recommendation for report consultant from IMHOFF.	DG

Next Meeting:

Date: December 4th, 2024

END OF MEETING MINUTES

Submitted by: Dan Grant-Co-Chair

Approved by: Nelson Vargas-OIC

Planning Meeting – 10/2/24

Attendees: Charlie Bogusat, Mike Ilardi, Michael Lynch, Pat Degnan, Roger Crook, Steve Koenigsberg, Kristen Neu, Dan Grant, Bev Nemiroff, Alan Zenkert

Start 7:15 pm

End: 9:01 pm

Prepared by: Steve Koenigsberg

Presentation by Imhoff Group on Clubhouse leaks. They specialize in historic buildings built in the early 1900's. They inspected the roof and presented solutions that would solve our leak issue. They will be supplying a full bid to the office in coming weeks.

Discussed Preschool project. Mike Lynch has updated the RFB document to send out. We discussed that if the Townships Referendum passes in March of 2025 that includes offering Universal Preschool to all Rockaway Township residents – that may change our plans for the property. Bids will be asked to be submitted but contractors will be instructed that our decision will not be made until after the outcome of the Referendum is reported.

Discussed Lightning System on Clubhouse Roof. It has been previously reported that the system is not in actual working order and that the system should either be repaired or at least removed completely. Imhoff Group will be supplying a separate bid on that work.

No Motions this month

Submitted by: Steve Koenigsberg

Approved by: Michael Ilardi-OIC

Planning Committee

September 4, 2024

OIC - Mike Ilardi

Chair - Mike Stocknoff

7:20pm - 8:00pm

In Attendance: Mike Stocknoff, Mike Ilardi, Charlie Bogusat, Mike Lynch, Roger Crook, Pat Degnan, Mike Freedman, Kristen Neu, Dan Grant, Steve Koenigsberg.

1. Mike S, Mike I, Mike L, Charlie B and Joanne M had a field trip to the pre-school backyard to discuss the backyard renovation.
2. Mike S brought Steve Markovski to view the pre-school backyard and offered some great insight as to what our options would be and some ideas we had not thought of.
3. We will mesh the ideas from Mike L and Steve Markovski to eventually create an RFB.
4. Discussed having a "Peer Review" of some of our recent projects .

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Committee

August 7, 2024

OIC - Mike Ilardi

Chair - Mike Stocknoff

7:20pm - 7:45pm

In Attendance: Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Scot Desort, Roger Crook, Charlie Bogusat, Patrizia Trento, Kristen Neu, Barry Mendelsohn, Bev Nemiroff, Pat Degnan, Dan Grant

1. Discussed the Pre - School backyard needs, wants, wish list etc ...

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Committee

July 23, 2024

7:15pm - 7:30pm

OIC - Mike Ilardi

Chair - Mike Stocknoff

In Attendance: Mike Ilardi, Mike Stocknoff, Roger Crook, Steve Koenigsberg, Beverly Nemiroff.

1. Pre-school punch list and all misc items have been completed . Final payment has been made to the contractor.
2. Discussed budgeting needs for potential Tiffany Bar renovations in 2026 or 2027.
3. Site Manager is getting ballpark pricing on deck replacement and footings at Beach 1.
4. Awaiting pre-school backyard drawings from Mike Lynch.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Committee

June 5, 2024

7:15pm - 8:15pm

OIC - Mike Ilardi

Chair - Mike Stocknoff

In attendance: Mike Stocknoff, Mike Ilardi, Roger Crook, Charlie Bogusat, Steve Koenigsberg, Joanne Machalaba, John Zito, Pat Degnan, Kristen Neu, Mike Lynch, Mike Freedman.

1. Pre-School misc items left to be tended to. Heat duct in the basement needs to be wired. Rear door sill plate needs to be replaced.
2. We will get a survey and site plan for the Pre-School backyard work as requested/required by the town.
3. Michael Lynch offered to sketch what we want the preschool property to become, and we will include photos and that sketch to solicit engineer bids.
4. Discussed the Reserve Study and which items belong to the POA or Country Club.
5. Discussed proper funding means for Country Club items and POA items.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning

5/1/24

7:20pm - 8:55pm

OIC - Mike Ilardi

Chair - Mike Stocknoff

In attendance: Mike Ilardi, Mike Stocknoff, Roger Crook, Charlie Bogusat, Joanne Machalaba, Mike Lynch, Barry Mendelsohn, Mike Freedman, John Zito.

1. Parking lot update: Work has begun in our parking lots, patching, milling, paving, etc.
2. Pre - School update: The backordered bathroom partitions have arrived and will be installed ASAP.
3. Joanne Machalaba suggested we speak to the county clerk regarding existing, available surveys of our properties. Charlie will investigate further.
4. Tennis Court update: The engineer will be submitting plans to the town in the next few days in preparation for the May 20th Zoning board meeting.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning

4/3/24

7:20pm - 8:30pm

OIC - Mike Ilardi

Chair - Mike Stocknoff

In attendance: Mike Stocknoff, Mike Ilardi, Charlie Bogusat, Steve Koenigsberg, Scot Desort, Joanne Machalaba, Barry Mendelsohn, Mike Lynch, John Zito, Kristen Neu, Roger Crook.

1. Discussed (for a VERY long time) Jimmy "Concrete" Halma and his outstanding invoices.
2. Discussed the Pre - School backyard needs and requirements, re: Engineer, Landscaper, & Architect.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Committee

3/6/24

7:15pm - 7:30pm

OIC - Mike Ilardi

Chair - Mike Stocknoff

In attendance: Mike Stocknoff, Mike Ilardi, Scot Desort, Charlie Bogusat

1. The contractor is waiting on delivery of the railings and top caps. We anticipate installation the week of the 11th.
2. All repairs have been completed on the underside of the deck.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Committee

1/3/24

OIC - Mike Ilardi

Chair - Mike Stocknoff

7:15pm - 7:25pm

In Attendance: Mike Stocknoff, Mike Ilardi, Roger Crook, Scot Desort, Steve Koenigsberg, Pat Degnan, Kristen Neu, Mike Freedman, Charlie Bogusat, Barry Mendelsohn.

1. Mike Ilardi and Charlie met with another contractor to assess the damage under the deck. Previous contractors that visited would only bid on full deck replacement and were unwilling to offer bids for repair. It appeared to be too small of a job for most contractors.

Submitted by: Mike Stocknoff-Chair

Approved by: Mike Ilardi-OIC