BOARD MEETING MINUTES– October 21, 2026

PRESENT:

CHARLIE BOGUSAT	PAT DEGNAN	STEVEN KOENIGSBERG	MYCHELLE PEREZ
CARRIE CARUANA	~~SCOT DESORT~~	MICHAEL LYNCH	~~RUDY RIVERON~~
MICHELLE CROMWELL	MIKE EMMA	DARYL MACELLARO	BARRY SILBIGER
ROGER CROOK	MICHAEL ILARDI	KRISTEN NEU	MICHAEL STOCKNOFF
			ROBERT ERIC VEIT III

ADMINISTRATION: None
ARRIVED LATE: Michael Lynch at 8:13pm
LEFT EARLY:
ABSENT: Scot Desort, Rudy Riveron

Michael Ilardi, President called the meeting to order on Wednesday, October 21, 2026 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 meeting minutes from September 16, 2026 meeting.

Motion by: Michael Ilardi, President **2nd by: Pat Degnan, Treasurer**

Discussion:
None

Motion Carried

CORRESPONDENCE

Read thank you card from Ilene Horowitz for the gift from the board/office staff for the passing of her father.
Read email from Robert Wadleigh regarding their rental. Appreciated the help from Brett, Mike Ilardi & Charlie for quickly handling the situation and getting the room set up for the event.
Read email from Laurie Marks regarding her retirement. Plan to return to work on or around November 3rd and will retire after the end of June 2027.
Bar & Rental should meet with Patrizia to discuss the transition of the banquet position.
Office will bring in a part timer.
Trying to bring in a temp to hire for the accounting position.
On Festival Day we always replace the old flag with a new one. The Rockaway Township mayor, Joe Jackson, asked for the old one so he could put it in a flag display case to thank a veteran. I'd like to present this to Joe Aspelund for his services to our country.

GOOD & WELFARE

Joe Aspelund, 40 Seneca Ave: Reviewed all Princeton Hydro reports and have a suggestion.
Handed out a supporting data sheet to the board.
State's own testing shows lead as well as other metal counts going up. Towns answer was to stop testing.
We don't know what's coming in from the creek. We do have Princeton Hydro monitoring but maybe ask them to add a heavy metal test.
Someone should reach out to Tilcon to get a report.

Not saying anything is wrong with the lake but should investigate it.

Mike Lynch: 12/3 Princeton Hydro will be attending the Lake Committee meeting.

Barry Mendelsohn, 53 Oakland Ave: Wants to congratulate everyone on the board and the best of luck.

PRESIDENT'S REPORT: Michael Ilardi, President
Wants board approval for the car show date for next year. Board consensus to add date Sunday, September 19, 2027
Not necessary, within 12-month rule.

Whether you sign the Conflict of Interest/Code of Conduct form or not, the form was approved by the board, so it still holds true whether you signed it or not. Still responsible to follow the policy.

TREASURER'S REPORT: Pat Degnan, Treasurer
Financials are in the packet and if you have any questions, please email me.

LEGAL COUNSEL'S REPORT
None

COMMITTEE REPORTS
Civic Affairs/Pat: Went to CAI conference and attended 3 seminars
Passport to Protection: Exploring Insurance Premiums
Destination: Financial Transparency, Navigating Audits, Reserve Funding, and Financial Governance in Today's Changing Regulatory Environment
Legislative Update from NJ-Lac
CAI can train board members. Worth the effort to attend if you can find the time.

Mike I: We hosted the COLA meeting last Saturday. Thanks Pat & Charlie for setting it up. We received compliments on our facility.

Pat: Cheaper to host it here than Lake Mohawk.

Mike: Discussed the amount of paperwork involved to maintain the alum permit. Would like to meet with Lake Management Sciences to discuss options to treat the lake similar to how we did this past summer when unable to use alum.

OLD BUSINESS

MOTION #2: Motion to purchase a handicap dock to replace the one at beach 2 from Custom Docks at a cost up to $30,000. Money to come from the Equalization Fund.

Motion by: Michael Ilardi, President **2nd by: Steve Koenigsberg, Director**

Discussion:
None

Motion Carried

NEW BUSINESS
Application of Household Membership (Pre-Approved #1)

WOMEN'S CLUB FYI: Hired Jolene Gibbs-Dempski to supply face painting for the Fall Festival at a cost of $900. Money to come from line 539.09.

WOMEN'S CLUB FYI: Hired VIP Mobile Gaming, LLC to supply a gaming truck, axe throwing and laser tag for the grades 3-5 Halloween party at a cost of $1,225. Money to come from line 539.12.

WOMEN'S CLUB FYI: Paid an additional deposit of $890.61 to Any Excuse For A Party for the rescheduling of our Fall Festival. Money to come from line 539.09.

SECURITY FYI: Purchased four new tires from Freeway Tire Pros for the security vehicle at a cost of $926.29. Money to come from line 531.04.

MOTION #3: Motion to hire Baptist Electric at a cost up to $7,000 to replace the lights at the swim lanes, tilt the light at the Beach 1 volleyball courts, install 2 lights aimed at the lawn and fix the electric box associated with the swim lanes and lawn. Money to come from line 501.12, Maintain Athletic Facilities. This will overspend the line but not overspend the budget.

Motion by: Daryl Macellaro, Director **2nd by: Pat Degnan, Treasurer**

Discussion:
Why not 3 bids, got away from it and think it's important.
Baptist did do a lot of other work at the A-Field.
Are there any rebates? *Only for 4 fixtures.*

Motion Carried

BAR & RENTAL FYI: Purchased a JBL portable speaker microphone system to be used by rentals from Amazon at a cost of $1,076.81. Money to come from Country Club.

MOTION #4: Motion to hire Baptist Electric to install dedicated 20 AMP outlets in the lake side ballroom to alleviate issues during rentals. Money to come from line 517.04 and not to exceed $3,000. This will not overspend the line.

Motion by: Steve Koenigsberg, Director **2nd by: Pat Degnan, Treasurer**

Discussion:
Why not 3 bids, got away from it and think it's important.
Problem is when we keep calling the local contractors, they stop coming here knowing they don't get the job. It makes it difficult. Two didn't want to come out.
Need to do your due diligence to find contractors to bid.
We are at a point where we have good contractors that we can rely on.
Better efforts should be made.

Motion Carried

MOTION #5: Motion to hire Spartan Construction to install copper coping at two existing roof peaks on the front of the Clubhouse building at a cost of $11,000. Money to come from Country Club.

Motion by: Mike Stocknoff, Director **2nd by: Michael Ilardi, President**

Discussion:
Why not 3 bids, got away from it and think it's important.
What was work for? *For cement caps that were leaking on the building. Copper was chosen to match the building.*
Hard to find other contractors to do this.
Spartan did other work on the building and only charged to pay employees.

Motion Carried

MOTION #6: Motion to hire J&M Catering for the WML Holiday Party at a cost not to exceed $3,660. Monies to come from Country Club.

Motion by: Roger Crook, 1st Vice President **2nd by: Michael Ilardi, President**

Discussion:
None

Motion Carried

MOTION #7: Motion to hire Movie Magic for $2,500 to provide entertainment for a Murder Mystery event on January 30, 2027. Money to come from Country Club/Ticket sales.

Motion by: Roger Crook, 1st Vice President **2nd by: Steve Koenigsberg, Director**

Discussion:
Do ticket sales cover the cost? *Yes, sold out last time.*

Motion Carried

MOTION #8: Motion to approve the purchase of a new pool pump for the Drum Pool from Jimmy Concrete. Cost including installation is $2,300. Money to come from line 503.08 and will not overspend the line.

Motion by: Steve Koenigsberg, Director **2nd by: Daryl Macellaro, Director**

Discussion:
How many pumps at Drum Pool? *2 at each pool.*
Wasn't it done previously? *Only one.*
We previously discussed this.

Motion Carried

Consensus to allow resident and non-resident tickets to be sold concurrently for the Murder Mystery event.
Board Consensus

MOTION #9: Motion to approve the purchase of a swim lane reel from Swimoutlet.com at a cost not to exceed $2,500. Money to come from line 503.09 and will not overspend the line.

Motion by: Eric Veit, Director **2nd by: Pat Degnan, Treasurer**

Discussion:
Where is it stored? *Currently Beach 2 but looking to store at the boat house.*

Motion Carried

MOTION #10: Motion to set the 2027 POA dues at $1,005 with an offset from 2026 surplus of $25,000 and the rent increase difference of $60,000 making the final dues amount $970 per home and $242.50 per lot.

Motion by: Michael Ilardi, President **2nd by: Pat Degnan, Treasurer**

Discussion:
What's reference to rent? *It was from the budget meeting that was passed.*

Motion Carried

Mike: Lots of committee minutes still not getting in the board packet. Please review and submit them.

GOOD & WELFARE:
Barry Silbiger, 12 Lake Shore Dr: Comment on Code of Conduct. I said I wasn't going to sign it since it wasn't enforced.

Lauren Bianchi, 10 S. Brookside Dr: Suggestion regarding the three quote: Create a board approved list of approved contractors or add an email showing their responses.

Francesca Miskowsky, 165 White Meadow Rd: Thank you to the Athletics Committee for the ballet bars. We used them tonight and everyone loved them.

Francesca/Women's Club: Lights on the Lake: Volunteers have dropped year after year. Last year, Mike Ilardi & Kurt ended up doing it alone after my husband & I got sick.
It's not being set up unless anyone can help.

Suggestion to post on Facebook for residents to help set up.
It's constant maintenance to fix things due to the wind. Location isn't working with the weather.
Is it possible to post something on Facebook to donate them to residents to display in their own yard.

Francesca: We did put something in the newsletter to see if someone would volunteer their time.
First tried blow ups and then changed to lighted figures.
Not sure what else we can do so if you have any ideas, please email me.

Adjourn: 8:42 pm

Motion by: Michael Ilardi, President **2nd by: Mike Stocknoff, Director**

Next Board Meeting is November 18, 2026

Written & Submitted by: Suzie Palazzo
Approved by: Michael Ilardi-President