**BOARD MEETING – March 20, 2024**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| LAUREN BIANCHI  MICHELLE CROMWELL  ROGER CROOK  ~~PAT DEGNAN~~  SCOT DESORT | DANIEL GRANT  MICHAEL ILARDI  GLEN KATZ  MARK KEMPNER  STEVEN KOENIGSBERG | MICHAEL LYNCH  ~~DARYL~~ ~~MACELLARO~~  JOANNE MACHALABA  BEVERLY NEMIROFF | KRISTEN NEU  ~~BARRY SILBIGER~~  MICHAEL STOCKNOFF |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: None

**LEFT EARLY**: Mark 9:13pm

**ABSENT:** Pat Degnan, Daryl Macellaro, Barry Silbiger

Michael Ilardi, President, called the meeting to order on Wednesday, March 20, 2024 at 8:00pm

Steve Koenigsberg, Roll Call

**MOTION #1**: Motion to approve the minutes from the February 21, 2024 board meeting.

**Motion by: Michael Ilardi, President 2nd by: Joanne Machalaba, Treasurer**

Discussion:

* Committee reports-add names of those who speak.

**Motion Carried**

# CORRESPONDENCE

None

**GOOD & WELFARE**

**John Zito, 47 Lake Shore Dr:** Is this Board, on board with 5/30 completion date of tennis courts?

Contractor was aiming for a 5/17 completion date. Town now wants a zoning permit and site plan.

Work was stopped and the board wasn’t aware.

Do we have an as built plan?

Do we have a new completion date?

Is there a point person with the contractor?

Can there be communication with the community, tennis group?

Updates given at Athletics meetings.

**Bill Roberto, 20 Navajo Way:** There’s an issue with a political process, No bathroom access on boat day (pontoon).

We are asked to come to meetings and a port a potty was approved & not provided.

**Lauren Bianchi, 10 S. Brookside Dr:** Boat registration feedback: By 10am most were in line. Most commented that we need an app for this process. Residents enjoy the time but do prefer an online process. Some residents want a specific spot and some don’t care. Request the Lake Committee to create a sub-committee to try to create a new process.

**Barry Mendelsohn, 53 Oakland Ave:** Recommend not to make changes to the by-laws.

# PRESIDENT’S REPORT: Michael Ilardi, President

# Lake front homes not cutting their phragmites. Spraying was done but cutting them is necessary.

Pat moved to rehab and will continue to update you.

Voting: Our location is not handicap compliance so voting may be moved to a different location.

Maintenance working on docks and should have them in by next week; weather permitting.

Civic Affairs scam program presentation being held on April 4th at 5pm.

Tennis court project construction is on hold due to the requirement for a Zoning Permit. The Township was provided with the documents they requested to review the project. They used their 7 days. Now requested more, such as a site plan that requires a survey. They are not timely in getting back to us.

Can lighting go up in the meantime? Working with vendor; Cooper Electric, to get the lights. We need a new billing statement/invoice so we can cut a check to them.

Are we getting an electrical permit? We are keeping everything where it is.

Sounds like we need one. Charlie is waiting for a response from the town on this.

We were under the impression from the contractor that since we are using the same footprint, we wouldn’t need a permit for any of the work.

The response time from the township is causing a delay to the project.

Don’t have quote yet from Fierro if we need a plan.

Can board get updated emails going forward? Yes, was giving updates tonight.

Will check with Township going forward with other projects.

Charlie and Mike are the point contacts with the Township.

Was drainage done to any specification? They are diverting water away from the courts.

Glen/Regarding communication: I use Joanne Karbowniczak to give updates to the tennis group.

We have expertise amongst this board, why not give us input ahead of time for the project?

I can’t make every meeting however I’m only a phone call away. I did recommend having a civil engineer.

Took a number of years to get to this point. Let’s rely on us to get this done.

Can we set up a communication to the residents so they know what’s going on?

Work was started early (winter) but we can’t guarantee a completion date.

Did emergency phone vote for lighting. Didn’t we know we were getting lights ahead of time? We didn’t have the #’s in time before last board meeting.

Yes, multi-step process. Fence was already done. We were on a rapid pace and now being held up by the Township. We listened to the contractor that we were a replace in kind and wouldn’t need a permit. Being that the contractor just did the Peterson Field project; we took him for his word.

Maybe if something new comes up with the Township, Charlie can loop in Dan & Mike L.’s going forward.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

Through February, the POA spent 17% of the budget, $373K. 32% of dues collected. Of note, line 513.04 Voice/Data is four times last year's expense due to the RingCentral bill hitting the beginning of the year vs. end of year in 2023.

Cash Summary reflects incoming dues in the POA Chase operating account. Money has been moved to CDs to comply with FDIC coverage limits.

Country Club net income is $146K vs. $56K last year, due to earlier Camp registration. Bar & Rental has made $47K. Prior year amounts are shown for comparison.  Note the Preschool checkbook amount was added for visibility.

# LEGAL COUNSEL’S REPORT

Nothing to report.

Discussion:

# None

# COMMITTEE REPORTS

**Lake & Lake Rec-Michael Lynch:** We can have another boat sub-committee. Received information that majority wanted to stand on line for boat day.

Board can change process. Why not try lottery? Why can’t board change it to lottery?

Bathrooms not open because they are winterized. Last year there was a port-a-potty and heard that it caused more people to drink.

Port a potty was approved, why wasn’t it there?

**Kristen Neu:** Committee minutes aren’t including what their votes are for.

**OLD BUSINESS**

**MOTION #2**: PHONE VOTE: Motion to purchase 32 LED lights and 16 bullhorn brackets from Cooper Electric taking advantage of the JCP&L rebate program for the replacement of the lights out of the tennis court project. The net cost after rebates are up to $18,853.35. Total cost before rebates is $27,253.35. Money to come from the Capital Improvement Fund-tennis Ballot question.

**Motion by: Michael Ilardi, President 2nd by: Glen Katz, 2nd Vice President**

**Discussion:**

Via emails

**Motion Carried**

**MOTION #3**: PHONE VOTE: Motion to hire Baptist Electric Inc to replace and update to LED lights all tennis and basketball lights and controls as per contract for up to $16,000. Money to come from approved Capital Improvement Fund ballot question for tennis court project.

**Motion by: Michael Ilardi, President 2nd by: Glen Katz, 2nd Vice President**

**Discussion:**

Via emails **Motion Carried**

**NEW BUSINESS**

**MOTION #4:** Motion to approve spending up to the line limit to California Beach Hut line 503.15 not to exceed $5,500.00.

**Motion By: Steve Koenigsberg, Director 2nd by: Michelle Cromwell, Director**

**Discussion:**

Discussed apparel employees receive each year and the cost per employee. They receive one of each item even if they already have it since it’s worn very often. California Beach Hut has a list of employees, so we buy only what we need. Cost is about $75-$80 per employee.

There’s no other local supplier to get 3 bids. We want a specific brand that’s good quality to last thru the summer. They also give us a discount.

Hiring 55-57 lifeguards.

From an accounting process, it’s fine. They bill us afterwards.

California Beach Hut will document what is picked up.

**Motion Carried**

**MOTION #5:** Motion to purchase up to 195 tons of beach sand from Silva/Sahara for a total price not to exceed $7,000. Monies to come from line 503.02; this will not overspend the line.

**Motion By: Michelle Cromwell, Director 2nd by: Michael Ilardi, President**

**Discussion:**

Motion is written like this due to change in price of gas; so we don’t go overbudget.

Where does sand go? All the beaches.

We call for other bids, but we still get a better rate with them.

**Motion Carried**

**MOTION #6:** Motion to pay BMI for the annual music license for copyrighted music in the Gold Bar, Lounge & Ballroom for the year covering 3/1/24 through 2/28/25. Expense of $2,052.00 to be charged to Country Club Line 5020-License & Permits.

**Motion By: Roger Crook, 1st Vice President 2nd by: Scot Desort, Director**

**Discussion:**

No choice in paying this. Different companies have different catalogs of music. Hands tied with this.

**Motion Carried**

**Application for Household Membership: FYI** 1 renewal pre-approved.

**MOTION #7:**  Motion to hire Princeton Hydro for lake management and consulting services for a price not to exceed $18,500. Monies to come from 522.18.

**Motion By: Michael Lynch, Director 2nd by: Joanne Machalaba, Treasurer**

**Discussion:**

None

**Motion Carried**

**MOTION #8:** Motion to hire Chemtrade to supply alum for the 2024 season at a price not to exceed $30,000. Monies to come from 521.01.

**Motion By: Michael Lynch, Director 2nd by: Mark Kempner, Past President**

**Discussion:**

Do we use it all? Yes; delivered over time, not all at once.

**Motion Carried**

**GOOD AND WELFARE:**

**John DiNiro, 63 Cayuga Ave:** Wants to apologize. I hate boat day but people make the best of it. Thanks to the office staff; they do a great job and get you in and out. Having no bathrooms is a bad look for the POA. There was an agreement to get one this year. People come to a meeting to vote but it didn’t count.

There’s an answer out there; we have to keep trying to find a better solution. Maybe we need more docks.

Can we have a meeting just about this topic with the community but have it well advertised?

Board should be aware of what’s going on out there. It’s not fun. May get worse, before getting better.

**Jodi Colasurdo, 5 Oakland Ave:** I was in line & got involved in the Lake Committee. We did form a sub-committee and really want to keep trying. 68 people in line & took their input on that day. No bathroom is inhumane. Based on the Lake Committee meeting, we were under the impression that a port a potty would be there. I appreciate everything you do for our community. When I left the meeting in December, it was all a go ahead so I put out the information. Would have been better to be told if something was incorrect. Things weren’t done as we expected. It wasn’t a party. Please consider what the residents want.

**Barry Mendelsohn, 53 Oakland Ave:** I’m not a boat owner & have attended meetings but never heard the boaters come up with a solution. Thought of other ways. Not a drinker but people do need bathrooms.

Why doesn’t the office take a list? The sub-committee already did that for pontoons.

**Joanne:** We don’t represent just one class of boats.

**Barry**: Can we look into adding more docks?

**Mike Colasurdo, 5 Oakland Ave:** I was part of the lake sub-committee. I was at the meeting for a vote for a port a john.

Who is we? We voted to have a port a potty for all three days. Originally discussed having 2 then it went to 1.

It’s not in the minutes so how did that happen?

**John Zito, 47 Lake Shore Dr**: Follow up on tennis courts. Like that you will consider other board members for their input on projects.

Want the board to communicate to the community and not just to Joanne Karbowniczak. Would like more direct communication, like the newsletter.

Handball court at beach1: Racks are taking up the court. Can they be moved somewhere else?

**Michael Ilardi, 19 N. Brookside Dr:** Don’t think this board, committee & sub-committee didn’t work hours on this. A lottery wasn’t wanted and they want to be able to wait for the spot they want. No matter the decision, not everyone will be happy regardless of the process. No perfect solution. Different ideas were looked at. Everyone is equal and pays into this community. We can’t grandfather spots because of this. Majority of those that attend meetings are pontoon owners. Come up with another idea outside of waiting in the parking lot. We keep adding docks and we can’t continue that. This is a lake not a marina. We’ve been accommodating but we get to the point where we can’t accommodate.

**Joanne Machalaba, 47 Lake Shore Dr**: 7 years ago we had 15 pontoon boats on this lake and now 70 in the last 7 years. We’ve accommodated the demand year after year. We added racks and more spots.

**Lauren Bianchi, 10 S. Brookside Dr**: On Saturday, we had our 2024 trout stocking event. Had about 50 people. It was a great day,

**Barry Mendelsohn, 53 Oakland Ave**: Person who had a boat longer should have precedence with someone who just got a boat.

**Glen Katz, 47 W. Lake Shore Dr:** John, to address your point, we have people with expertise but they have to get involved. It’s been a long ongoing project but we need people to come to us. People do need to come to the committee level to be heard.

**Kristen Neu, 42 Seneca Ave:** Wanted to thank Lauren & the fishing club for Saturday. The event was nice.

**ADJOURN AT 9:33 pm**

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

Next Board Meeting is Wednesday, April 17, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President