House Ops Meeting – 1/7/26

Attendees: Mike Stocknoff, Scot Desort, Roger Crook, Nelson Vargas, Steve Koenigsberg, Charlie Bogusat, Cori Auerbach, Eric Veit, Bill Whelan, Mike Ilardi, Barry Mendelsohn, Chris Kleinwaks, Rudy Riveron

Start 8:25 pm
End: 8:34 pm
Prepared by: Steve Koenigsberg

-Kubota has been sent out for service / repairs

-Kurt and Bill doing inside painting / maintenance to Clubhouse

-Putting together list of fence work / tree work for facilities for Spring

-Ford Truck got new tires

Approved by: Michael Ilardi-OIC

House Ops Meeting – 2/4/2026

Attendees: Scot Desort, Nelson Vargas, Steve Koenigsberg, Charlie Bogusat, Cori Auerbach, Bill Whelan, Barry Mendelsohn, Rudy Riveron, James Glen McCann

Start 7:30 pm
End: 7:45 pm
Prepared by: Steve Koenigsberg

-Winter / Snow removal work continues

-Clubhouse interior work continues

-Charlie mentioned Kurt should check the oil lines at the A-field to make sure not frozen. Steve emailed Kurt and he had checked a few days before, but would be checking again.

-Charlie suggested security check street lights on our property and off our property at night and report back to maintenance for any that need repair and we can contact the town.

-Steve researching costs of generator for Clubhouse. Had reached out to the town to see if any ability for a grant to be a town warming / emergency location, but town said they do not have the need.

-No motions this month

Approved by: Michael Ilardi, OIC

House Ops Meeting – 3/4/2026

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

Start: 8:20 pm
End: 8:35 pm
Prepared by: Steve Koenigsberg

-Winter / Snow removal work continues - Snow Blower replaced

-Clubhouse interior work continues - Ballroom Lights replaced with LED's

-Kurt getting ready for Spring prep work as snow melts

-Spring project to identify fence repairs and tree work being done so Steve can go out and get estimates for work

-No Motions this month

Approved by: Roger Crook-1st Vice President

House Ops Meeting Minutes -4/1/2026

Attendees: Scot Desort, Steve Koenigsberg, Charlie Bogusat, Mike Ilardi, Eric Veit, Lisa Dispenza

Start 8:02 pm
End: 8:13 pm
Prepared by: Steve Koenigsberg

-Docks are all installed

-Preseason landscaping work is ongoing

-Steve talked to office, Laurie scheduling mosquito service from county

-Water is turned on at all facilities

-Steve is still working on getting estimates for full building generator for clubhouse to present to board

-Mike Ilardi had a question on the gas supply to the kitchen ovens and if we may want to look into upgrading so pilot lights don't need to be kept lit. More research

-No Motions this month

Submitted by: Steve Koenigsberg-Co-Chair

Approved by: Michael Ilardi-OIC

House Ops/Maintenance Meeting – 5/7/26

Attendees: Mike Stocknoff, Scot Desort, Steve Koenigsberg, Charlie Bogusat, Roger Crook, Pat Degnan, Eric Veit, Lisa Dispenza

Start 9:34 pm
End: 9:53 pm
Prepared by: Steve Koenigsberg: Co-Chair

-1 Motion and 1 FYI for Fence Projects

-Motion: Circus Pool: new chain-link fence around propane tank. The current wood fencing is falling apart. New fencing will have two gates to make it easier for maintenance to clean out.

> 3 Bids received. Essex Fence was the cheapest. The vote passed unanimously. Cost to be split 25/75 between Maintenance and Country Club. Cost of $2,440. ($1,830 to CC / $610 from line 525.02)

-FYI: Drum Pool: New double wide gate to be added to the left of the existing gate so maintenance can pull trucks down to the Pavillion side of the pool for regular work / fall cleanup. Essex Fence quote of $1,100 to come from Maintenance line 525.02

-Tree work - there are three locations that need tree work to be done. Beach 2 / Beach 3 / Circus Pool area. Markovsky has been chosen for the work. Total cost $2,452.38 for all locations. Motion voted on and passed unanimously.

-Discussed general facilities work. Grounds look amazing, thanks to the hard work of Kurt, Bill, and Keith.

Approved by: Michael Ilardi-OIC

House Ops/Maintenance Meeting Minutes– 6/3/2026

Attendees: Mike Ilardi, Mike Stocknoff, Scot Desort, Steve Koenigsberg, Roger Crook, Pat Degnan, Eric Veit, Lisa Dispenza, Nelson Vargas, Rudy Riveron, Bill Whelan, Ben Perreti, Taylor Donnelly

Start: 8:00 pm
End: 8:05 pm
Prepared by: Steve Koenigsberg

Quick review of facilities worked on by Kurt and team. No issues, no motions needed

Waiting for confirmation of date for tree work and fence work.

Minutes Approved by: Michael Ilardi-OIC

House Ops/Maintenance Meeting Minutes 8/5/2026

Attendees: Mike Ilardi, Mike Stocknoff, Scot Desort, Steve Koenigsberg, Pat Degnan, Eric Veit, Lisa Dispenza, Nelson Vargas, Rudy Riveron, Barry Mendelsohn, Ben Perreti, Charlie Bogusat

Start: 8:12 pm
End: 8:40 pm
Prepared by: Steve Koenigsberg

-General review of facilities. Kurt and team doing an amazing job and everything looks great.

-Budget Discussion - sending numbers to Kurt to get final feedback to present to board for August meeting.

-Tree work motion: Markovski tree work at Clubhouse boat ramp. Motion voted on to remove Maple Tree by boat ramp and trim dead limbs from 3 pine trees at waterfront. Motion passed unanimously. Cost not to exceed $1,800.00

Approved by: Michael Ilardi-OIC

House Ops/Maintenance Meeting Minutes – 7/1/26

Attendees: Mike Ilardi, Mike Stocknoff, Scot Desort, Steve Koenigsberg, Roger Crook, Pat Degnan, Eric Veit, Lisa Dispenza, Nelson Vargas, Rudy Riveron, Barry Mendelsohn, Ben Peretto, Charlie Bogusat

Start: 8:27 pm
End: 8:36 pm
Prepared by: Steve Koenigsberg

-Quick review of facilities. All in great shape. Tree work already approved, scheduled to be done Friday July 10th at Beaches 2 and 3. This will not disrupt facility access. Tree work at Circus pool will be scheduled for end of season.

-It was brought up that the tree by the boat ramp at the Clubhouse has dead limbs that need to be cut back. Steve will reach out to Markovski to see if this can be done the same day as other work scheduled, otherwise will get them out to look over asap.

-No motions this month

Submitted by: Steve Koenigsberg-Co-Chair

Approved by: Michael Ilardi-OIC

House Ops and Maintenance Meeting Minutes 10/07/2026

Attendees: Mike Ilardi, Scot Desort, Steve Koenigsberg, Eric Veit, Nelson Vargas, Charlie Bogusat, Roger Crook, Mike Stocknoff, Ben Perreto, Barry Mendelsohn, Pat Degnan

Start: 7:50 pm
End: 8:00 pm
Prepared by: Steve Koenigsberg

-Motion to add dedicated 20 Amp outlets in Lakeside ballroom for events. Currently we are having an issue when plugging in too much equipment for DJ's, etc, is causing the breaker to flip. This will solve this issue. Hiring Baptist to at a cost not to exceed $3,000.00 - money to come from line 517.04 and will not overspend the line. Vote passed unanimously.

-General seasonal work continues. Kurt and Bill have been planting trees and taking care of lawns and preparing equipment for Fall leaf cleanup.

Approved by: Michael Ilardi-OIC