**BOARD MEETING – April 19, 2023**

**PRESENT:**

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

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.,

**ARRIVED LATE**:

**LEFT EARLY**: Mark Kempner at 8:55pm

**ABSENT: None**

Michael Ilardi, President, called the meeting to order on Wednesday, April 19, 2023, at 8:00pm

Deborah Linnell, Roll Call

Greetings & Salute to the flag & Pledge of Allegiance- Led by Pat Degnan

**MOTION #1**: Motion to approve the minutes of the March 15, 2023 Board Meeting.

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

Discussion:

* In regards to last month’s Beach FYI; we need to follow up with Rob.
* Needs to be addressed; maybe Legal & By Laws; maybe default if President is aware between meetings & too late for a phone vote. FYI may be necessary for emergency & routine maintenance repairs.
* Possibly can be written in the Admin Guidelines.

**Motion Carried**

# CORRESPONDENCE

* Email from Bob Patterson in regards to the line on kayak boat day & the lack of hospitality having to stand outside in line instead of in the building. Disappointed since there’s plenty of room in the building.
* Response: We had events scheduled in the building
* Sub-Committee being formed for boat days
* **GOOD & WELFARE**
* Sean Trisler- 91 Erie Ave: read a letter to the board; difference of membership between full & associate memberships and definitions of family under each. Need to redefine family in regards to membership.
* Response: Our website isn’t updated but we also have an application for household membership that we have available for residents that don’t fall under the definition of family based on our Constitution. Residents can apply for membership annually if they meet certain criteria.
* Lauren Bianchi-10 S Brookside Drive: Discussed boat sign up day for pontoons. Discussed how she was surprised that chairs are holding spots for people in line. Wants to give input with the sub-committee.
* Response: Person first in line at the end of the dam is first, not a chair.

# PRESIDENT’S REPORT: Michael Ilardi, President

* Recognize Scot Desort for all his help with the office
* Recognize Angela Quant for training the office staff & Michelle Cromwell with Jotform
* Mayor started the watershed committee, Charlie will be involved with this committee & should update the board.
* Vicki resigned; effective May 22nd.
* Looking for security staff.
* WC Vendor Fair coming up.
* WML Fire Dept got a new rescue boat.
* FD Shredding event May 13th at 600 Mt Hope Rd
* Windows restored and installed at top of steps/landing of the clubhouse.
* Blood Drive 139 units donated.
* Boat day sign ups went smoothly.
* Circus Pool shed rebuilt by Kurt with material we already had saving us money.
* COLA meeting, Saturday, May 6th here from 9am-12pm, COLA agreed with our boat process.

# TREASURER’S REPORT

Through March, the POA spent 23% of the budget, $482,000. Insurance, as a front loaded expense, has 50% of the budget spent.

Country Club has net income of $335,000, the vast majority is from Camp, $301,000 that will have expenses hit once Camp opens. Bar & Rental made $35,900 and House Activities $5,200.

Cash Summary nothing notable. Question was asked about keeping all accounts at or below FDIC level of $250,000. There is diligent oversight and management of account balances, all of which are deposited in major banking institutions. At times such amounts may be in excess of federal insurance limits due to the nature of the business. Revenue and spending cycles vary across the year. The external Accounting/Audit firm confirms our account management is acceptable.

Newsletter ad revenue in March looks like no new ads, no new income. Income will show the time of purchase; not broken down by month. Rates were increased to increase revenue.

# LEGAL COUNSEL’S REPORT

-Attorney-no report

Discussion: none

# COMMITTEE REPORTS

**Civic Affairs**: hosting Candidates Night Monday, May 22nd at 8pm.

**Camp**: 138 registered campers, 153 last year at this time. Looking for uptake at regular rate deadline

**OLD BUSINESS:** NONE

**NEW BUSINESS**

**Board:** Application for Household Membership (2)

Application for Household Membership dated: 3/31/2023

Consensus to accept: Yes

**Board:** Application for Household Membership

Application for Household Membership dated: 4/7/2023

Consensus to accept: Yes

**FYI: Beach:** Purchased lifeguard clothing/bathing suits from California Beach Hut at a cost of $1,388. Money to come from line 503.15. March 16th invoice.

Discussion: we already spent $

**FYI: Beach:** Purchased lifeguard clothing/bathing suits from California Beach Hut at a cost of $1,390. Money to come from line 503.15. April 12th invoice.

Discussion:

* 3 FYI’s for same items, same budget line for $4K. It was a motion in the past; board didn’t agree with the motion. We need to be more careful to follow protocol.
* Came to board with a motion, board didn’t want to pass it since we didn’t have a specific amount. The board agreed to multiple FYI’s. Purchases made in different months. We followed our policy but the board turned it down resulting in FYI’s. Why did the board turn down the motion?
* If we waited, we wouldn’t have saved 20%.
* Does the board really need to know who you’re buying from in this case and have a $ amount? Why not approve it? If we use “up to” for spending, why not use a motion?
* Committee did what it needed to get uniforms while following the instructions of the board. What is the solution for the board?
* Motion didn’t state company name on original motion which is why it wasn’t passed.
* Other money was spent in the past without a motion. We are fiscally responsible as a board.
* Does a motion hold more oversight than an FYI as a board? YES, because board approves the expenditure.
* A board member wasn’t at that meeting, looking into minutes but motion wasn’t there. That’s because it wasn’t read officially as a motion.

**MOTION #2:** Motion to hire Stanley & Orke to prep & coat the west ballroom roof. Cost not to exceed $2,825. Money to come from line 517.08. This will overspend the line.

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

Discussion: Went $300 over budget. Been a very long time since we’ve done this side (before the deck).

What’s it being coated with? Recommended by Tim from Spartan & agreed by Stanley & Orke.

**Motion Carried**

**FYI: House Ops:** Renewed our maintenance agreements with Harmony Heating to service the AC units at the Clubhouse at a cost of $1,050.26. Money to come from line 517.04. They will also service the AC unit at the A-Field for $170.60 which will come from Country Club/Camp.

**FYI: Bar & Rental:** Hired VP Security to install a wireless access point for the Gold Bar deck at a cost of $986.40. Money to come from Country Club.

**MOTION #3:** Motion to purchase a Yamaha 50HP motor for the patrol boat from Danforth’s Inc. not to exceed $13,000. Monies to come from line 531.09. This will not overspend the line.

**Motion by: Barry Silbiger, Director 2nd by: Michael Ilardi, President**

Discussion: Are we using them to service it as well? Yes.

**Motion Carried**

**MOTION #4:** Motion to hire VP Security to install, replace & move cameras & NVR as per the attached quote & to replace and relocate the camera on the maintenance building in the amount of $2,910.62. Money to come from line 531.05. This will not overspend the line.

**Motion By: Barry Silbiger, Director 2nd by: Michael Ilardi, President**

Discussion:

* None

**Motion Carried**

**MOTION #5:** Motion to hire Geo-Technology Associates for a soils analysis of the A-Field Tennis Court at a cost of $10,950. Money to come from line 501.10 which will overspend the line.

**Motion By: Daryl Macellaro, Director 2nd by: Michael Ilardi, President**

Discussion: Civil Engineer is usually bought on first.

Iron clad their contract because if anything changes, they can charge more.

Sub-contractor testing usually has a 30% mark up. You can contract directly with a lab for testing.

How was this company found? They were recommended to us. The tennis contractor wanted this testing done.

Is there a site plan for this project? The vendor’s engineers wanted this testing done for more information.

Contractor will discuss results with their engineer. Taking 4 or 5 samples.

The warranty we get from the contractor to state “on the basis” of the results of the tests that we are warrantied. Our Attorney requests to review the contract when the time comes.

We should confirm in writing that they agree to the exact testing being done so they can’t come back with more requests.

This wasn’t a planned expense so we have to watch our budget spending elsewhere during the year.

Recommend to see something in writing from engineer & surprised to see this testing done prior to a site plan being done. Our scenario is different but move forward if on a time constraint. If time isn’t an issue, try to find a lab to work with directly to save money.

Process motion while still getting quotes from labs. If priced lower, we can process a new motion.

Contractor could say anything regardless of what the engineer shows them.

**Motion Carried**

**MOTION #6:** Motion to hire Jimmy Concrete to build horseshoe pits for the women’s team for $2,930. Money to come from line 501.12. This will overspend the line.

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

Overspend by $930

The women’s team doesn’t shoot from the current concrete pads that are there.

Athletics is going over budget.

Motion Carried

**GOOD AND WELFARE:**

**Sean Trisler:** 91 Erie Ave: First board meeting, shocked that there wasn’t much of a discussion on his letter. Need to change our language to resident in the house, we shouldn’t define what family is considered.

**Pat Degnan:** 88 Valley View Drive: Discussion from tonight, questions could have been answered if board members attend meetings to know what’s going on.

**Dan Grant**: 97 Oakland Ave

This Saturday, 8am, Earth Day, meet at the Clubhouse

**Michael Ilardi:** 19 N Brookside Drive

Dues have to be paid by May 1st as a board member.

Steve: If you are signed up for automatic payment on-line, check that your dues are actually paid. If your credit card is outdated/expired, it doesn’t go thru.

Michael: Maybe have something on the cover of the newsletter to notify residents.

**MOTION TO ADJOURN AT 9:40 p.m.**

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

Next Board Meeting is Wednesday, May 17, 2023

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President