

BOARD MEETING MINUTES– August 19, 2026

PRESENT:

CHARLIE BOGUSAT	SCOT DESORT	DARYL MACELLARO	MICHAEL STOCKNOFF
CARRIE CARUANA	MICHAEL ILARDI	KRISTEN NEU	NELSON VARGAS
MICHELLE CROMWELL	STEVEN KOENIGSBERG	RUDY RIVERON	ROBERT ERIC VEIT III
ROGER CROOK	MICHAEL LYNCH	BARRY SILBINGER	
PAT DEGNAN			

ADMINISTRATION: None

ARRIVED LATE:

LEFT EARLY:

ABSENT: None

Michael Ilardi, President called the meeting to order on Wednesday, August 19, 2026 at 8:00pm.

Greetings & Salute to the flag & Pledge of Allegiance- Led by Michael Ilardi

Steve Koenigsberg, Roll Call

Moment of silence for Harper Luski

MOTION #1: Motion to approve the meeting minutes from July 15, 2026 meeting.

Motion by: Michael Ilardi, President

2nd by: Pat Degnan, Director

Discussion:

Details are missing under Treasurer's report/discussions:

519.02 Health insurance line. Mentioned we are spending over pace but it's fine.

527.02 Communications Salary: We are overspending but the line should be split in the G&A salary budget line. It needs to be corrected. Treasurer will meet with accounting.

Budget cuts: Asked if we are on pace with spending. Steve didn't have figures to discuss since revenue is still coming into the office.

We had cuts but don't anticipate being behind. We cut back expenses and revenue seems on pace. Should have more figures once accounting has time to focus on camp.

Newsletter: Ask about the vacant board seat position. There was a discussion on the decision as to why the board seat wasn't advertised to be filled. The ad wasn't in the June & July newsletter and asked if it was going into the August newsletter? Answer was, not planned to be. Ask who made the decision.

The board was asked and we were in consensus that we would hold off and not fill the seat. Decision was made 1 or 2 board meetings ago.

Motion Carried

CORRESPONDENCE

None

GOOD & WELFARE

Barry Silbiger, 12 Lake Shore Dr: Behalf of myself, wife and Mother-in-Law, thank you for your condolences on the passing of my Father-in Law.

Nelson Vargas, 9 Cherokee Ave: I remind our board that we are volunteers and be mindful of our time. We volunteer the free time that we have available.

Barry Mendelsohn, 53 Oakland Ave: The nominating committee is still taking applications for board seats. We didn't receive everyone's application that is currently on the board. We are extending the deadline for about a week so please get them in.

Pat Degnan, 88 Valley View Dr: Attended many committee meetings and there are a lot of names on the committee lists. I suggest board members to go through their list and remove anyone not attending meetings.

Kristen Neu, 42 Seneca Ave: Security-few years ago discussed having badge checkers to address those that arrive when lifeguards left to go to the beach without needing a badge. Do we know when that ended? *First used lifeguards and no longer wanted to do it due to the way they were treated. Wanted to find adults but was difficult to find.*

I witnessed not the friendliest of incidents, people fishing at docks, bikes on the deck leaving skid marks, dogs on the beach. When asking for a badge and name, foul language was used. It's one incident after another in the evenings.

Closed caucus: It's meant for confidential issues that you are not to hear. Recommend Legal & By-Laws to do another amendment to our guidelines on what should be considered closed caucus.

Mike Ilardi, 19 N. Brookside Dr: Closed Caucus is a board discussion, not only confidential matters. Some things can be discussed by the board. Today was a courtesy to the Treasurer about his needs. It doesn't need to be called out to the public.

We volunteer and it requires a certain amount of time. You make a commitment and if you can't make the time, then may be best not to volunteer.

We're waiting since January 8th to get allocations done by the treasurer. A budget member quit because you wouldn't communicate with them.

We received tonight's budget sheet last minute before the meeting.

Chris Kleinwaks, 77 Oakland Ave: For the past five summers, I have had the privilege of serving as the White Meadow Lake Waterfront Supervisor. During my tenure, I have worked hard to cultivate a culture of safety and accountability—one that the vast majority of our community respects and appreciates.

Unfortunately, maintaining these standards has come at an unacceptable personal cost. Over the years, my staff and I have endured persistent verbal abuse from members who resist basic safety rules. The breaking point occurred on Friday, August 14th at Beach 1. Retaliating for a safety issue I had addressed with an older child from a current board member's family—whose friends called me a "fucking bitch"—another child from that same family targeted my 8-year-old son. He told my son that I am an "asshole" and a "nobody," and made insulting remarks about my perceived financial status.

It is unacceptable for my children to be singled out, berated, and harassed in their own community simply because I require members to adhere to basic decency and safety protocols.

To protect the supervisory role and improve our waterfront operations, I strongly urge the POA to implement two critical changes:

Raise the Unsupervised Age Limit: Increase the required age for unsupervised teenagers at all beaches and pools from 13 to 15 or 16.

Mandate Rules & Relationship Training: Require both parents and teenagers to attend a short orientation reviewing POA rules and fostering mutual respect between members and staff. I have already mapped out a 4-module curriculum that is ready for immediate deployment.

Thank you for your time, attention, and service to our community.

Michelle Cromwell, 49 Sioux Ave: I want to take a moment tonight to speak not as a Board member, but as a member of this community.

I want to publicly thank Chris and support the message she shared tonight. What she and members of our staff have experienced this summer is incredibly disappointing and, frankly, embarrassing.

I know that the overwhelming majority of White Meadow Lake is made up of wonderful people who care deeply about this community. I see that all the time, and I am always proud to sit up here and serve alongside people who give so much of themselves to make this a great place to live.

But this summer has left a very sour taste in my mouth.

We have seen too many instances of members disrespecting our staff simply because they were enforcing rules. We have seen instances of children using language that has made members leave the facilities because they have young children. Even more troubling has been seeing some parents defend or excuse that behavior instead of supporting the adults and teenagers who are doing their jobs.

Our summer staff isn't made up of strangers. They are part of our village. They are our neighbors, our friends, our children, and our children's friends. Many of them are teenagers who choose to spend their summers working for this community. We ask them to enforce rules that exist to keep all of us safe. They should never have to wonder whether doing their job is going to result in being screamed at, cursed at, humiliated, or having their families targeted.

I stay very quiet on social media because I respect my position as a Board member and believe these conversations belong here, where we can actually work toward solutions. But tonight, as a member, I want to say that I am deeply disappointed in some of what I have witnessed this summer.

At the same time, I want to thank the many members who do speak up, who support our staff, who correct their children when necessary, and who understand that being part of a community means holding ourselves and our families accountable.

We are incredibly fortunate to have Chris. We are also incredibly fortunate to have a strong group of young people willing to stand up and enforce safety procedures, even when doing so isn't easy or popular. They should NEVER have to endure what they have had happen this summer.

As summer winds down, I hope some people take the winter to really think about the impact their words and actions have had. Because if we allow a small number of people to make our staff feel attacked, unsupported, or unsafe, eventually good people are going to decide that working for this community simply isn't worth it.

And that would be an enormous loss for all of us.

We talk a lot about White Meadow Lake being a community. Community isn't just about what we expect from this place. It's also about how we treat the people who make this place work.

Chris and our staff deserve better, and I believe we, as a community, need to make it very clear that we support them. I fully support her initiative and ask that the board please consider these changes moving forward.

Francesca Miskowsky, 165 White Meadow Rd: We have an update in the last 24 hours to one of the Women's Club motions. Backyard Buddies didn't want to sign our agreement so went back to Peppers Ponies.

James DelGreco, 5 Wenonah Ave: Budget: Please don't just go with the same numbers.

PRESIDENT'S REPORT: Michael Ilardi, President

The building had no phones and internet today.

A/C in the lakeside of the ballroom went out and would like to thank Scot for his time dealing with this.

Thanks Ilene & Rudy for helping with the seniors BBQ.

Preschool backyard is coming along. Working with town to get a berm put in.

Fire Marshall is looking to see if any permits were filed for fire pits for the lawn party. If you are running this event, please reach out.

If you didn't add any events for the special permit, please let me know.

Looking to purchase geese laser in September.

We need a motion in September for the dam inspection.

Senior swim was a big success and hoping for once a week next year.

Is there a minimum age? *No, advertised as adults.*

This Friday is karaoke that was supposed to be held Festival weekend.

Looking for board consensus: On Festival weekend we had an incident with a repeat offender. We had an agreement, but he ran his boat into the WML patrol boat and had a verbal & physical altercation with our patrol boat operator. We are looking to revoke his membership privileges for two years.

Board consensus is to send a letter to revoke his rights to our facilities.

TREASURER'S REPORT: Nelson Vargas, Treasurer

None

LEGAL COUNSEL'S REPORT

None

COMMITTEE REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

OFFICE: Application of Household Membership (2 pre-approved)

SECURITY FYI: Hired VP Security to install a stainless-steel heavy-duty cable line and replacement ethernet cable for the Beach 1 swim lane camera at a cost of \$972.79. Money to come from line 531.05.

BEACH FYI: Hiring Markovski Landscaping & Tree Service to remove, dispose and grind the stump of a Maple Tree at Beach 1 and to trim another Maple Tree at a cost of \$1,066.25. Money to come from line 503.09. This will not overspend the line.

MOTION #2: Motion to hire Markovski Landscaping & Tree Service to remove a Maple Tree at the Clubhouse boat ramp and trim dead tree branches from 3 pine trees at the Clubhouse waterfront. Money to come from line 525.02 and not to exceed \$1,800. This will not overspend the line.

Motion by: Steve Koenigsberg, Director

2nd by: Pat Degnan, Director

Discussion:

None

Motion Carried

MOTION #3: Motion to hire Any Excuse For A Party to supply three inflatables and axe throwing for our annual Fall Festival at a cost of \$3,458.69. Money to come from line 539.09 (Community Events).

Motion by: Pat Degnan, Director

2nd by: Scot Desort, Director

Discussion:

None

Motion Carried

MOTION #4: Motion to hire Peppers Ponies LLC for their traveling petting zoo and pony rides at a cost not to exceed \$2,100. Money to come from Community Events 2026 line 539.09.

Motion by: Pat Degnan, Director

2nd by: Daryl Macellaro, Director

Discussion:

None

Motion Carried

MOTION #5: Motion to purchase merchandise from Custom Ink to sell at the 2026 Fall Festival at a cost not to exceed \$3,000. Money to come from Country Club/Scholarship.

Motion by: Pat Degnan, Director

2nd by: Carrie Caruana, Director

Discussion:

Do we typically make money from the sales? *Yes, if it doesn't sell out at the Fall Festival, we will then sell at our Fall Vendor Market event.*

Motion Carried

MOTION #6: Motion to present a ballot question to the community to revise section 46 of the WML Constitution.

Motion by: Pat Degnan, Director

2nd by: Michelle Cromwell, 2nd VP

Discussion:

This should have gone through the Legal & By-Laws Committee first.

Women's Club has their Constitution and our mission statement is embedded in our WML Constitution. Stu Joseph helped and gave us advise that the POA Constitution needs to be revised. It's a Women's Club mission statement that's changing.

Why have a Legal & By-Laws Committee if anyone can just make a change?

Someone can bring a ballot question, and the board can vote it down. Their change is only a Women's Club change.

They can bring it next month and have the community vote to put it on the budget.

Constitution does state that it should go back to the Legal & By-Laws Committee. There's a specific sequence on how it's done.

How does it get on the ballot? It can be presented and we vote. They can still go to Legal & By-Laws.

The motion needs to be brought up tonight in order for it to be brought up again in September.

Board can vote to put it on the ballot or else it would come up again in September.

Motion Carried

MOTION #7: Motion to present a ballot question to the community to revise section 47 of the WML Constitution.

Motion by: Barry Silbiger, Director

2nd by: Michael Ilardi, President

Discussion:

Should be a voting member of the household and number should be at a minimum of 250.

We want to change this one piece of it and the amount will be further discussed so it gives the committee more time to see what amount is appropriate.

It had been 100 since the Constitution was written when not many homes were here. That's only about 10% and is too low. If we do not change the amount, then I don't think we should revise this section at this time. It should be all done at once.

The map of WML and plots were already created when the Constitution was written and knew what the community would look like.

100 is dangerously low. Being involved since 1976 I was able to motivate 100 people easily before social media. I'm for 500. Don't think a small amount should carelessly change the Constitution.

In committee, we believe it's important to revise this to state that it's one member per household. I personally want a higher number but the committee voted for this.

The board can still request to change the motion.

Consensus of hands, how many would prefer 250 instead of 100. Consensus agreed to 250.

We don't even get 250 people here to vote.

If you put your hand up for over 100 then don't vote to pass the motion.

250 is for the petition but not necessarily the amount of people to vote on a ballot question to have it pass.

Motion Defeated

MOTION #8: Motion to hire B.A. Colella Heating & Cooling to install a Daikin 20-ton cooling system or equivalent and air handler at a cost up to \$35,000. Money to come from the Equalization Fund.

Motion by: Michael Ilardi, President

2nd by: Scot Desort, Director

Discussion:

May have to adjust the amount next month since they are working on final figures. They need a crane to remove the old unit and install the new unit.

He is trying to get us a grant that may help pay up to half of the cost by using a high efficiency unit. We would lay out the money & need to get qualified.

Equalization/Tabled

GOOD & WELFARE:

Barry Mendelsohn, 53 Oakland Ave: Get your applications in for the board. Position is difficult. Biggest complaint we get is that people don't want to deal with the bickering of the board; like we had tonight. 250 comes out to about 10%, should look at 20%. People should work hard for a change, make them come out. You can have something happen like what happened in other lakes. Need minimum of 500 voting members.

Karen Lambert, 11 Valley View Dr: Supports Chris to raise the age limit.

Merchandise sale: Trying something new since people ask for cash & carry items that people can get on the spot.

James DelGreco, 5 Wenonah Ave: Someone can have 1 vote to be on the board, but 9 members of the board make decisions and have the power.

Pat Degnan, 88 Valley View Dr: Totally disagree with what James said. Things go to committees before going to the board which is made up of community members.

2027 BUDGET: Led by Nelson Vargas, Treasurer

ATHLETICS

501.02 Equipment/Supplies: Proposed \$4,000. We get requests for equipment from teams for unplanned expenses and prices have increased.

501.03 Intercommunity Comp: Proposed \$5,000. Request to do disc golf/frisbee (\$1,500) and need port-o-potties for Hub Lakes Swim Championships.

501.10 Maintain Multi-Sport Court: Propose \$1,000: Lights on courts

501.12 Maintain Athletic Facilities: Propose \$10,000: Need to adjust lights on the beach volleyball court, replace lights on the swim lanes and add lights facing the lawn.

501.14 Umpires: Why keep it the same when not a lot of money was used this year?

Not all the fees have hit the line but we always need to plan if our teams make the playoffs.

Athletics sub-total stays at \$53,711

BEACHES

503.01 Lifeguards/Staff: Propose \$220,000 to account for minimum wage and average rate increases.

503.02 Sand Maintenance: Propose \$8,500 due to increase in cost and fuel surcharges.

503.09 Improve Lands: Change proposed amount from \$10,000 to \$12,500 to include adding spot lights at the Drum Pool, bottle fill station and an additional shed at Beach 1.

503.14 Fees: Propose \$1,500 due to the increase in the Township permit fees.

503.22 Chemicals: Propose \$8,500 but this number may change next month.

Beaches sub-total now \$267,255

BOAT DOCKS/HOUSE 505.01: Propose \$5 to keep the line open. Handicap dock at Beach 2 can go under repair/replace.

CIVIC AFFAIRS 515.00: Propose to keep it the same at \$1,00 plus allows the nominating committee to use funds from here.

Can Civic Affairs run the new homeowner's event from this line? *We were told that the Marketing Committee is in charge of it now.*

COMM. PLANNING & ENGINEERING 507.00: Propose keeping it the same at \$7,500.

FESTIVAL DAY 509.01: Propose keeping it the same at \$10,000.

FURNITURE/RENO 511.01: Propose \$5 to keep the line open.

GENERAL & ADMINISTRATIVE

513.10 Office Equipment Repair/Replace: Propose \$15,000 to replace the office copy machine. It's over 11 years old and slowly going and the parts are no longer available. Received a quote for the copy machine and leaving extra money for any unforeseen issues with other equipment such as a laptop.

513.12 Office/Clerical: Reduced line to \$300,000 since we don't have the need for a Site Manager. Request for line to be reduced to \$290,000 since salary for 2 employees prepping newsletters for mailing will now be charged under a Newsletter budget line.

513.16 Blood Bank: Propose \$2,000 due to increase costs in food and giveaways.

513.23 Advertising: Propose \$5,000. We have already overspent the budget line this year advertising for the accounting position and haven't filled the position.

513.24 Hostess & Hosts Salaries: Propose \$9,600. As the current pace, we will overspend the budget line this year. Increase is based on the number of hours and minimum wage increase for next year.

G&A sub-total now \$503,022

HOUSE OPERATIONS

Keeping the overall budget the same

House Operations sub-total stays at \$36,000

INSURANCE

519.01 P&C Insurance: Propose \$420,000 due to cost increase.

Other lines may go up but will know more later.

Insurance sub-total stays at \$459,000

LAKE

521.01 Lake Treatment/Supply/Test: Reduced line to \$80,000 due to reduced alum.

521.13 Dam Inspection: Reduced line to \$5. Now that we need a formal inspection every year, the cost is going under our Insurance line.

Lake Sub-total stays at \$90,410

LAKE RECLAMATION

522.12: Alum System Maintenance: Propose \$15,000 to add additional bubblers by the swim lanes for circulation.

Request to change the line name to Injection System Maintenance

522.18 Consultant Fees: Request to increase line to \$40,000. Need to cover our cost for our Princeton Hydro contract with the new DEP Regulations.

Lake Reclamation sub-total now at \$105,505

MAINTENANCE

Keeping the overall budget the same

Maintenance sub-total stays at \$254,200

NEWSLETTER/COMMUNICATIONS

527.02 Communications Salary: Propose \$8,100 to include salary increase.

Request to increase line to \$9,300 to include two employees working on the newsletters for mailing.

527.03 Postage: Propose \$17,000 for increase in postage rates.

Recommendation to go electronic with the newsletter since printing and postage is expensive. We can mail a postcard with a QR code for the budget information and just print some copies to be available in the office.

Requested my suggestion to be bought up at the Marketing meeting.

Newsletter/Communications sub-total now at \$22,684

PARKING LOTS 529.00: Propose keeping it the same at \$1,000.

PLAQUES & AWARDS

Keeping the overall budget the same

Plaques & Awards sub-total stays at \$1,000

SECURITY

531.01 Security Salary: Propose \$125,000. Plan to change an employee from part-time to full-time plus we added another part-time employee.

531.05 Security Cameras: Propose \$2,500 just in case we run into issues with our installation plus additional cameras.

Request to add a new budget line called Outside Security with the number 531.12 with a proposed amount of \$2,000 to pay for private security at Festival Days and special events.

Security sub-total now \$155,975

REAL ESTATE TAXES 533.00: Propose keeping it the same at \$157,000.

SENIOR CITIZENS

535.01 Bus Trips: Propose \$18,000 for increase costs of buses and additional fuel surcharges. Suggestion made to look into purchasing a bus and just hiring a driver.

Senior Citizens Sub-total stays at \$24,500

UTILITIES

Keeping the overall budget the same

Utilities sub-total stays at \$78,700

WOMEN'S CLUB

539.02 Welcome New Homeowners: Reduced to \$5 since we were told that this went to the Marketing Committee.

539.09 Community Events: Propose \$22,000 due to increased costs and attendance.

Women's Club sub-total stays at \$25,505

PROPERTY RIGHTS-LEGAL FEES 528.01: Propose keeping it the same at \$5.

SPECIAL FUNDS

542.04 Country Club Reserve Fund: Propose \$60,000

Special Funds sub-total stays at \$60,000

Total 2027 proposed budget is now \$2,313,981 with dues at \$962

GOOD AND WELFARE:

ELECTION COMMITTEE: Steve Koenigsberg, Pat Degnan, Mike Stocknoff & Eric Veit. Mike will be key holder.

Adjourn: 10:48pm

Motion by: Michael Ilardi, President

2nd by: Mike Stocknoff, Director

Next Board Meeting is September 9, 2026
1st Annual Meeting

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