

BOARD MEETING MINUTES– July 16, 2025

PRESENT:

CARRIE CARUANA	SCOT DESORT	STEVEN KOENIGSBERG	BARRY SILBIGER
MICHELLE CROMWELL	MICHAEL ILARDI	MICHAEL LYNCH	MICHAEL STOCKNOFF
ROGER CROOK	GLEN KATZ	DARYL MACELLARO	EVAN TRISLER
PAT DEGNAN	STU KIPILMAN	KRISTEN NEU	NELSON VARGAS
JAMES DEL GRECO			

ADMINISTRATION: Robert Rossmeissl, Esq.

ARRIVED LATE: Michelle Cromwell at 8:24pm

LEFT EARLY:

ABSENT: Daryl Macellaro, Michael Stocknoff

Roger Crook, President called the meeting to order on Wednesday, July 16, 2025 at 8:02pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Roger Crook

Evan Trisler, Roll Call

MOTION #1: Motion to approve the meeting minutes from June 18, 2025 meeting.

Motion by: Roger Crook, President

2nd by: Michael Ilardi, Past President

Discussion:

Request to add images to June minutes from Mike's email.

Motion Carried

CORRESPONDENCE

None

GOOD & WELFARE

John O'Connor, 42 Mohawk Ave: Request that the board should add zoom meetings for all committee meetings so that residents can hear them if they can't attend.

Mark Kempner, 4 N Lake Shore Dr: Board can view explanation on their motions. Does the board see the vote from the committee meeting?

Request the board speak louder so audience can hear.

Jim Smith, 8 Apache Trail: Board consider proxy voting for the budget meeting. Someone can speak on their behalf. Many people leave after the Athletics portion of the budget.

NJ has 2 laws: 2024 NJ statute 25...Implies we should already mail out. There will be difficulties with the count.

PRESIDENT'S REPORT: Roger Crook, President

Condolences to family who lost their pet.

Excited for Festival weekend and please be respectful of everyone and the property.

TREASURER'S REPORT: Nelson Vargas, Treasurer

Requested to be copied directly in minutes

Before I begin tonight, I want to first apologize to the board and second to the community, we had originally anticipated completing our financial audit in June and then in July. Our accounting team has had a few setbacks whilst gathering audit documentation and simultaneously working on day-to-day operations. We do expect now to finalize our audit within the next two weeks and be ready to present at the August board meeting. While I would have liked to have these numbers prior to the budget meeting, unfortunately, this is where we are.

With regards to the POA financials, up to the end of June, we have collected just over 2M in dues, or 95% of our overall budget. Expenses amount to 1.3M, and we have 1.1M of our overall budget left to spend. Country Club financials up to the end of June, show a current surplus of 57K. I'd like to take a moment to commend Bar & Rental for having had a great month, specifically seeing income of 52K in a single month. While YoY (year over year) numbers still lag behind approximately 13% this was great to see and a vast improvement.

Things of note to remember:

- Financials will begin to show income in areas that had been deferred in months prior.
- Offset numbers will begin to appear in next month's financials.
- Chairs will receive periodic emails from office staff requesting approval for expenses. Please note, if we do not receive that written approval, the office and the accounting department will not process payments.
- Committees are reminded to submit their budgets by the end of the month. They will be reviewed in coordination with the Budget Committee to ensure data, formulas are in line with what is being requested.
- Lastly, I can now be reached using the Treasurer@Whitemeadowlake.org email address.

Pat: Questioned money left in the budget for tennis court project.

Money will be unencumbered once we see what the cost of adjusting the lights will be and part of a wind screen.

LEGAL COUNSEL'S REPORT

None

COMMITTEE REPORTS

Barry: Follow up on dog: Team of divers; Tim the diver-pros, recovered the dog 25 ft from dock.

Good to have a name & contact for future needs.

Barry: DEP-proposal for alum injection systems. Testing: We need to do weekly PH samples and readings for them. Will save some money later in season.

Requirement is for 2 spots (treated and not treated) but our entire lake is treated.

Glen: Athletics program is strong, swim team has about 120 kids, and all teams doing well. Recognize Steve, Chris, beach committee & Alyssa for running the successful July 4th activities on beach 1.

Glen: Camp is going well and using multi-purpose courts.

Steve-Chris & Alyssa ran a lifeguard in-service training today at the beach. Will also hold one at the pool.

OLD BUSINESS

None

NEW BUSINESS

Application for Household Membership: Pre-Approved (3)

MOTION #2: Motion to include the following ballot question on the 2025 POA election ballot.

Should the POA enter into an agreement with the White Meadow Lake Country Club Inc., whereby the Country Club shall lease to the POA all of its real property for 99 years, in exchange for 99 annual payments made by the POA, totaling the amount of \$_____ ? (waiting on audit). The agreement will enable the POA to develop and improve the real property as it needs, and to use the facilities and structures thereon to benefit the POA's members today and in the future.

Explanation read for residents

Motion by: Michael Ilardi, Past-President

2nd by: Pat Degnan, Director

Discussion:

Do we have in writing from both audit and legal that it's legal?

No, just had a phone conversation with the auditor and Rob.

Auditors are not in agreement with it. You stated you would discuss this with appropriate committee and parties that can provide insight. The agreement doesn't provide any direction and who really owns what. How would Bar & Rental work? We can't have income over a certain amount to maintain our status. We would have an open liability.

Mike Smith said it's a viable solution to not pay tax.

Rob is not a specialist as a tax attorney. Tax law is different than an audit firm.

Our auditor didn't say that he's not qualified to give this advice.

Rob: We can draft the agreement but need the auditor's input. Can do many different things with the agreement.

Bar, Camp & Preschool being for profit, not sure how that would work. Can our property be affected? Already on a hook.

What about the rent? Not considered yet but that money is to get money into CC. For many years POA paid for items for about 65 years until it was brought up to change it. There are very few things that CC needs; it's for POA items/membership. We lose money from paying tax. Auditor anticipated being here but should be here next month.

If this passes, would the lease agreement be drafted for everyone to review? Yes, can revise motion.

Original thought was to do a % of the property (where our infrastructure is). We don't have to vote on it tonight since Auditor will be here next month. I won't be here to bring up the motion.

Motion is not to make a lease agreement right now but to give us an opportunity to put it on the ballot.

There are many details & questions that need to be answered that may not make it viable.

Need dollar amount/value to each area.

Not changing ownership

I brought it up so I don't lose an opportunity. Can vote no and discuss with auditor and see if a % is viable. Would be where POA assets sit on CC property. Just trying to save us money. Just voting to create a lease agreement not on the actual agreement.

Before August meeting, a meeting should be held with everyone that should have input.

Motion Defeated

HOUSE OPS FYI: Hired Jimmy Concrete to cut the curb by the clubhouse at a cost of \$840.00. Money to come from line 517.06.

BEACH FYI: Purchased a beach wheelchair from Amazon at a cost of \$1,172.82. Money to come from line 503.09. Will not overspend the line.

BEACH FYI: Purchase 4 tables for the Beach 1 Deck (2 square tables/2 rectangular tables), 4 umbrellas and 4 bases from Amazon at a cost of \$1,156.98. Money to come from line 503.09.

MOTION #3: Motion to approve sections A-O of the Administrative Guidelines.

Motion by: James Del Greco, Director

2nd by: Evan Trisler, Director

Discussion:

Shows POA crossed out on all the lines, what's the reason?

To include both to have continuity (POA&CC).

Rob: Do we need it separated? No

Section O, #3, A: Rob-Revised to read as follows:

To avoid legal action, a property owner may request to be put on a payment plan. A meeting will be set with the Collections Specialist, President, and Treasurer, who will evaluate the request, determine whether a payment plan is warranted and, should they determine that it is, prepare the payment plan.

Section E, #4: Approve by majority or unanimous committee chair.

Rob: Should use majority but usually have 2 chairs.

There's a full amendment/proposal to encompass all types of media in the works.

Section B, #2: Officer in Charge is missing. We discussed that an OIC is a mentor and shouldn't get rights right away.

Consensus to include Officer in Charge. This is what is currently practiced.

Idea of 3 meeting rule is so the committee doesn't get sabotaged by members that just show up to outvote something that's been in the works.

Section O, #3: **Consensus** to add: President or Treasurer to accept someone as a hardship case.

Motion Carried

MOTION #4: Motion to approve section P of the Administrative Guidelines.

Motion by: James Del Greco, Director

2nd by: Evan Trisler, Director

Discussion:

Were the Gold Bar rules updated? No, still 6 months.

Motion Defeated

What were the issues, so we know what to address? Anyone with questions should go to the L&BL meeting with their questions.

Committees can reserve no limit with dates within 12 months. Calendar dependent events. Agreement between committees, office and B&R. Can have multiple events monopolizing dates. Event list will be approved by the board.

MOTION #5: Motion to approve sections Q to end of the Administrative Guidelines.

Motion by: James Del Greco, Director

2nd by: Pat Degnan, Director

Discussion:

Need to re-number and letter the guidelines once changes are made.

Section S,C, #3: Revise: Member of office staff holds a key

Last month mentioned a barrier where votes are being counted

Section Q, #2,A: Spelling of any one. Should be corrected to 2 words.

Section S, #4, E: Should include a 25 ft barrier from counting table.

Revise to include: Challenger and observers must stand 25' from the voting process.

Consensus: Agreed to add 25ft statement and office staff holding the key.

Motion Carried

INSURANCE FYI: Obtained insurance coverage for the 4 days of Festival weekend through our broker Jake Schlenker at a cost of \$1,436. Money to come from line 519.01 and will not overspend the line.

Pat: Did we have to do this in the past? Yes, had to the last 3-4 years but keeps going up. Risk of active shooters and other incidents.

This covers us instead of it going through our regular insurance coverage.

MOTION #6: Motion to host a by invitation event at the Clubhouse for new residents to learn more about the WML Community, its many amenities and how to get involved. This will provide the opportunity to meet one another, the Board of Directors, Women's Club Board and representatives from the various committees.

The cost of the event will not exceed \$7,300 based on the attached budget. Women's Club to organize and host. Funding proposed to come from POA WC and general budget, consider other committees such as House Activities.

Motion by: Pat Degnan, Director

2nd by: Carrie Caruana, Director

Discussion:

Women's Club wants to host new homeowners but has \$1,300 in their budget but would like HAC & B&R to assist with hosting the event monetarily.

Doesn't sound like a motion right now. Need to know where the funding comes from. The other committees don't have a budget since they fall under Country Club.

Christmas party: how many normally attend? About 78

We shouldn't supply liquor and offer a cash bar and entertainment.

Can liquor can be a liability? It's all the same

Cash bar. Don't they get gift bags already? Yes.

Aren't new homeowners invited to the holiday party. Yes

Maybe we can carve out time for a meet & greet at another event.

Vote on it and then I can go back to the committee.

Women's Club can also add it to their budget next year.

Motion Withdrawn

MOTION #7: Motion to hire Guscus Landscaping to replace the railroad retaining wall with CMU block wall system and additional site work detailed in their June proposal for a price not to exceed \$45,000. Monies to come from Country Club Reserve Fund.

Motion by: Michael Lynch, Director

2nd by: Evan Trisler, Director

Discussion:

In spring it was just to replace the wall. In June, Guscus is the only one that gave us a bid for the additional work. Used bids to set the level and has Guscus back to go over additional work to be done. Roof is building is ok but needs some maintenance. Gutters and leaders need to be replaced along with face board. Would like to do as much work as possible done in August before school starts.

Didn't we have an issue with Guscus at the pool? Yes. Then why hire him back?

Motion is for \$45K but quote shows different.

Items not on quote that need to be done. I can get 3 bids for each job if needed.

Town, permit. Said she would want to see a plan. Plan and permit application already submitted.

Did we need architectural plans? No, it's just a sketch of the wall.

Need to clarify that it's for the Preschool backyard. I would approve retaining wall but not the other work. Would love to see in writing what will be done. Need more details of what will be done.

Can we change motion to get retaining wall done and other work later?

The wall and drainage go together. No storm drains and the water is going into the yard. This is the next phase and should be done all at once.

Can redo the motion to send out a phone/email vote with more detail.

Motion Withdrawn

GOOD AND WELFARE:

Barry M: 53 Oakland Ave: Providing free alcohol just invites people to become inebriated.
Thank Nelson: At the Marketing Comm meeting he presented results of the online survey.

Nominating Comm: If you know anyone that wants to run for a board seat, ask them to submit their application.

John D: Does "P" not exist now? No, it remains as it is.
Admin Guidelines: It's restrictive because of issues that made it necessary in my opinion.

Can record what auditor says next month

Lots of non-residents at Beach 2. We can have a lifeguard on the other side (rotate) to check badges.

Is there an aggregate when we use the same vendor over and over again to no longer be an FYI?

Karen Lambert, 11 Valley View Dr: Importance of new homeowner mixer. When I moved in, I was one of the last to be part of the new homeowner's dinner. Looking for people to get involved and interested.

OIC and Committee Chairs voting: WC events-many are date dependent. Are we here for the members or non-members? Our events are well attended. Are we here to make money or here for the community?
Let's invest in things that give back to our community.

Rob Torcivia, 127 W Lake Shore Dr: Haven't been here in a while and thank you for your time. I believe most of us are happy. James: I used to be part of L&BL. Please send James an email with any input you have to help him out.

Jim Smith, 8 Apache Trail: Discussed collection reserve and recommend a dollar amount for newsletter.

Maria Lynch, 93 Lake Shore Dr: Who's been in or outside the preschool while the kids are playing? Show of hands. I think it should be a mini of the clubhouse. We hope it's cleaned more and make it nice. People go because of the staff, not the building. Need to do what's right for the kids.

I take the minutes for the Lake Committee. Any guidelines? Wide discretion but need to be consistent.

Voting, 25ft: To make it easy, what about the nominating committee.

Michael Iardi, 19 N Brookside Dr: New homeowner's mixer: I don't think board is against it but didn't agree with everything in the motion and needs more info. Should try again.

Number of dates: I abstained because I didn't understand how it worked. Don't think anyone here is against Community events.

We invested a lot of money in preschool and planned to do the outside as well as getting the windows done next. Preschool is an asset to the community and no one is against it. Bathrooms got fixed once we found out about it. We just want accurate info to make a decision.

Chana Chalupski, 311 Beach St: Wouldn't want my dues to go up to spend a lot for new homeowners.

Would like something simple and to learn the amenities available. Board is doing great.

Joanne M. (Daniel's Law): Glad ballot motion didn't pass.

New homeowner: B&R was approached regarding drinks and OIC was at the meeting where it was discussed at length. Would like input from board members to run it this year.

ADJOURN AT 10:34pm

Motion by: Michael Ilardi, Past-President

2nd by: Roger Crook, President

Next Board Meeting is August 20, 2025

Written & Submitted by: Suzie Palazzo

Approved by: Roger Crook-President