

**BOARD MEETING – March 19, 2025**

**PRESENT:**

LAUREN BIANCHI	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:**

**LEFT EARLY:**

**ABSENT:** Lauren Bianchi

Roger Crook, 1<sup>st</sup> Vice President called the meeting to order on Wednesday, March 19, 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 February 19, 2025 meeting.

**Motion by: Roger Crook, 1<sup>st</sup> Vice President**

**2<sup>nd</sup> by: Steve Koenigsberg, Director**

Discussion:

None

**Motion Carried**

**CORRESPONDENCE**

Follow up to February G&W:

Disclaimer: not necessary for factual info, like times. Official page doesn't need a disclosure

Risers repaired to clubhouse steps

Camp signed contract for credit card fees: Reviewed emails and not clear that we would be charged.

Accounting should have used his own name. No deceit. Aware that an account should have been set up.

Mike Ilardi was not the signer of the contract.

**GOOD & WELFARE**

**James Del Greco**, 5 Wenonah Ave: apologize to board and audience for being overly passionate last month.

**Mike Lynch**, 93 Lake Shore Dr: Wants to move forward with the way the board treats each other. Can disagree without fighting and be civil.

Our strength is working on our own committees but should be able to view other committee contracts.

Ryan was here quite a while, received a raise and left, Kathryn now left quickly without knowing why. Hoping for an exit interview.

**Joanne M.:** Campsite under my watch. Wasn't aware of 2<sup>nd</sup> contract. Ryan was authorized to sign the contract. Fine with that but no one was aware of it. Multiple people should have seen it. Please fix this from happening again.

**Roger Crook**, 163 Valley View Dr: Explained it as a convenience fee. Didn't have the mechanism to account for the monthly fees.

Net matched statement we should receive.

**Joanne:** \$10K is a lot to not be caught.

## **PRESIDENT'S REPORT: Read by Roger Crook**

*Requested to be copied directly in minutes*

Our community Manager has resigned. Wage & Salary will be meeting next week to discuss next steps. The Corporate Transparency Act is on-again/ off again. The Treasury Department is simply not enforcing the reporting requirement any longer for domestic corporations (such as WMLCC), and it appears the Department intends ultimately to remove the requirement through its rulemaking process, so I think we can just sit tight for the foreseeable future

We have several projects in the works, but I will allow Beach committee to update everyone during committee reports.

We should take a moment to appreciate the many things our community offers:

- An Athletic Field with tennis courts, pickleball courts, and basketball courts
- Several playgrounds
- TWO pools
- THREE beaches
- A preschool
- A beautiful Clubhouse
- Good friends
- A lifetime of memories

I will be on a business trip to Clearwater, Florida from April 6-April 8. In the event of an emergency, please contact Roger Crook.

## **TREASURER'S REPORT: Nelson Vargas, Treasurer**

*Requested to be copied directly in minutes*

Collectable Dues have been updated to reflect expected amount that will be received in 2025. Prior number included the 400k amount that was approved at the 2nd annual meeting and then subsequently motioned. As of the end of February we have collected 35.5% of dues and have a current net of 82K. Please note however, this amount includes the full 400K transfer that may or may not be categorized as an expense that hits our 2025 numbers as it was used entirely with surplus funds left over from prior years.

We have made some notable changes to 2025 that will be reflected via our reports but may be confusing to understand. We have categorized much of Camp and Preschool income for the upcoming season and next school year as deferred income which will be realized at the start of those seasons.

Additionally, Country Club as of the end of February shows a negative amount which may be misleading as in years past we would have shown income up to now for Camp and Preschool. However, I will note that we have seen a downward trend in income/participation in community events leading to a decrease in overall income including but not limited to bar sales.

With discussion regarding Campsite fees, this year we have added new accounting lines to provide detailed accounting of income from convenience fees netted against any fees we would be charged via the merchant site. Currently, as of the end of February we have a surplus of \$500 in fees.

Next month we will finally have all allocations up to date and the hope is that going forward we will have allocations done on a monthly basis so that committees and the entire board sees as close to up to date information and make informed decisions with Camp, Beach, and any other applicable committee.

Dues collected and spending. Where is shortfall coming from?  
That includes \$400K that was from 2024.

## **LEGAL COUNSEL'S REPORT**

CTA: is pretty much dead at this point and hopefully out of obligation.

Transparency: WML is the only non-municipal client our firm has. Others we represent have more open books but WML doesn't have rules/restrictions as others have.

In other municipalities, the public sees things for the first time on an agenda. Here, motions are done at committee meetings by residents.

Minutes are more detailed.

You are more transparent than others.

Working with Legal & By-Laws for changes. You have a valid constitution.

Start of 2023 there was a report to ABC regarding overserving. ABC did their investigation/review and listed problems they found. We contested the charges and are getting close to a resolution. Board will vote to give legal counsel permission to propose a settlement with the ABC.

## **COMMITTEE REPORTS**

**Lake, Barry:** 1<sup>st</sup> boat spot bingo: all pontoons in bingo got spots. Thanks volunteers and employees. Went off without a hitch.

So, no guaranteed spots next year? Yes, that's correct.

**Beach, Michelle:** Beach 1 is under construction; Steve is there every day and wants to acknowledge and thank him for his time and commitment.

**Seniors, Pat:** Seniors went to the Brownstone for St. Patty's Day and had a great time.

**Mike I:** Thanks Steve for always donating and Ilene & Rudy for helping run the blood drive. Blood Drive: Collected 55 units. Wind screens are installed on tennis courts. Need to still adjust lights there.

**Athletics, Glen:** Pass the A-Field every night. Pickleball courts filled, other courts all getting great use.

**Camp, James:** Camp 35% in with income; on track.

## **OLD BUSINESS**

**MOTION #2:** Revised Motion: Motion to hire Hilberg Contracting to replace the double doors in the ballroom that lead to the parking lot. Cost not to exceed \$9,000 and monies to come from Country Club.

**Motion by: Steve Koenigsberg, Director**

**2<sup>nd</sup> by: Michael Ilardi, Past President**

### **Discussion:**

Error on quote for glass size so now corrected.

Other bids with correct glass size? Yes, cost more.

**Motion Carried**

## **NEW BUSINESS**

**FESTIVAL DAY FYI:** Hired Mo's DJ to provide music on Festival Day at a cost of \$1,050. Money to come from Country Club.

**MOTION #3:** Motion to pay BMI for the annual music license for copyrighted music in the Gold Bar, Lounge & Ballroom for the year covering 3/1/2025 through 2/28/2026. Expense of \$1,538.40 to be charged to Country Club Line 5020-License & Permits.

**Motion by: Mike Stocknoff, Director**

**2<sup>nd</sup> by: Scot Desort, Director**

**Discussion:**

Will we have a 2<sup>nd</sup> one coming? Yes-Ascap.

**Motion Carried**

**MOTION #4:** Motion to hire Jimmy Concrete to open the Drum Pool *for the 2025 season* at a cost of \$1,900. Monies to come from line 503.20 and will not overspend the line.

**Motion by: Michelle Cromwell, Director**

**2<sup>nd</sup> by: Michael Ilardi, Past President**

**Discussion:**

What does opening entail? Does it include chemicals? Yes

Can you add that it's for the 2025 season. Motion changes shown in italics above.

Is he the CPO? No, Steve is our CPO and treats the pools.

Heard JC was rude to Kathryn. She came across in attack mode towards him.

**Motion Carried**

**MOTION #5:** Motion to hire Jimmy Concrete to open the Circus Pool *for the 2025 season* at a cost of \$1,900. Cost to be split between Beach and Camp. Beach at 25% (\$475) Camp at 75% (\$1,425). Monies to come from Beach line 503.20 and Country Club (Camp budget).

**Motion by: Michelle Cromwell, Director**

**2<sup>nd</sup> by: Michael Ilardi, Past President**

**Discussion:**

Why doesn't camp have a say since we pay the rates?

Is pool open after camp is done? Only on weekends if we can staff it.

This doesn't overspend the camp line but the next motion will.

We've had issues in the past with other vendors which is why Steve got his CPO and Jimmy is the most cost effective.

Motion changes shown in italics above.

**Motion Carried**

**MOTION #6:** Motion to hire Jimmy Concrete to close the Drum Pool at a cost of \$1,800. Monies to come from line 503.20 and will not overspend the line.

**Motion by: Evan Trisler, Director**

**2<sup>nd</sup> by: Michelle Cromwell, Director**

**Discussion:**

Is it normal practice to motion this early? Yes

**Motion Carried**

**MOTION #7:** Motion to hire Jimmy Concrete to close the Circus Pool at a cost of \$1,800. Cost to be split between Beach and Camp. Beach at 25% (\$450), Camp at 75% (\$1,350). Monies to come from Beach line 503.20 and Country Club (Camp budget). *This will overspend the camp budget line.*

**Motion by: Steve Koenigsberg, Director**

**2<sup>nd</sup> by: Evan Trisler, Director**

**Discussion:**

Motion revised. Shown above in italics.

**Motion Carried**

**MOTION #8:** Motion to hire Chris Kleinwaks for position of Waterfront Supervisor for the 2025 season; in accordance with discussion in closed caucus. Monies to come from line 503.17.

**Motion by: Steve Koenigsberg, Director**

**2<sup>nd</sup> by: Daryl Macellaro, Director**

**Discussion:**

None

**Motion Carried**

**Application for Household Membership (3)**

**MOTION #9:** Motion for the replacement/upgrade of the Fire Alarm panel and keypads at the preschool at a cost not to exceed \$2,400. Money to come from Country Club.

**Motion by: Scot Desort, Director**

**2<sup>nd</sup> by: Mike Stocknoff, Director**

**Discussion:**

Does preschool use broadband? No, they don't have it at all. Fire alarm needs to be hardwired.

Not Pots; it's digital.

Access points donated to provide wi-fi.

**Motion Carried**

**TECHNOLOGY FYI:** For the installation and monthly fees for Verizon FIOS voice and internet/data at the preschool not to exceed \$1,400 per year. This replaces the existing Optimum voice-only service which costs approximately \$1,500 a year, yielding a small annual savings. Money to come from Country Club.

**MOTION #10:** Motion to contract Chemtrade to provide alum for the 2025 season at a cost not to exceed \$30,000. Monies to come from line 521.01.

**Motion by: Barry Silbiger, Director**

**2<sup>nd</sup> by: Daryl Macellaro, Director**

**Discussion:**

Is Chemtrade the only one that does this?

Holland didn't want to bid and Coyle wouldn't bid knowing we use Chemtrade.

**Motion Carried**

**MOTION #11:** Motion to contract Lake Management Sciences to perform applicator services for the 2025 season at a cost of \$38,200 (includes permit fees and filings). Monies to come from line 521.01.

**Motion by: Barry Silbiger, Director**

**2<sup>nd</sup> by: James Del Greco, Director**

**Discussion:**

None

**Motion Carried**

**MOTION #12:** Motion to contract Princeton Hydro to perform consultant services for the 2025 season at a cost of ~~\$32,250~~. *not to exceed \$35,000*. Monies to come from line 522.18.

**Motion by: Barry Silbiger, Director**

**2<sup>nd</sup> by: Daryl Macellaro, Director**

**Discussion:**

Permit and testing is now required by law. It's built into this fee which is why it shows "revised." Wasn't a requirement last year.

Suggestion to revise motion. Change shown above in italics.

**Motion Carried**

**MOTION #13:** Motion to authorize Dorsey Semrau to propose a settlement to the ABC negotiation on terms amenable to White Meadow Lake as supported by the board in closed caucus.

**Motion by: Roger Crook, 1<sup>st</sup> Vice President**

**2<sup>nd</sup> by: Michael Ilardi, Past President**

**Motion Carried**

**GOOD AND WELFARE:**

**John D:** You hear complaints but great things are happening and I want to thank you.

Thanks Rob for letting us know what is going on. Will this eventually become public? Parts but not all.

Lake in great shape, trout stocking event coming up.

Boat bingo was great, huge success and lines went quick.

**Roger:** Thanks John and without the support of the community we wouldn't be able to do what we do.

**Pat Degnan,** 88 Valley View Dr: Suggests putting a notice in newsletter that residents can pay dues in increments. Not sure that residents are aware.

**ADJOURN AT 9:10pm**

**Motion by: Roger Crook, 1<sup>st</sup> Vice President**

**2<sup>nd</sup> by: Mike Stocknoff, Director**

Next Board Meeting is April 16, 2025

Written & Submitted by: Suzie Palazzo  
Approved by: Lauren Bianchi-President