

FIRST ANNUAL MEETING MINUTES– September 10, 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:

LEFT EARLY:

ABSENT: Scot Desort, Daryl Macellaro, Kristen Neu

Roger Crook, President at 8:00 p.m. states that we are going to wait until we have either 50 people or wait 20 minutes, make a motion to waive quorum, vote and begin the meeting.

MOTION #1: I make a motion to waive the quorum as set forth in the Constitution.

Roger Crook, President

- By a show of cards, is it okay if we start the meeting without a quorum?
- Over 2/3 of members present have voted in favor of waiving the quorum.

Roger Crook, President, called the meeting to order on Wednesday, September 10, 2025 at 8:20 pm

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

Moment of silence for 9/11

Evan Trisler, Roll Call

SUMMARY OF YEAR'S ACTIVITIES FOR COMMITTEES:

Athletics: Wind screens coming out of ballot question. Did well in Hub Lakes with many participants, 140 member on swim team. Meet 1st Monday of the month. Plan on putting new fencing at the A-field.

Beach: Deck and playground replaced at Beach 1. Thanks Chris and lifeguards for doing a great job. Swim lessons- had about 175 kids and started private lessons new this year. Looking to expand our paddle board rentals to Beach 2. Looking to replace a heater at the Drum Pool. Looking to replace the playground at Beach 3.

Technology: Upgrading wi-fi at maintenance building & preschool and the internet at Beach 1.

Lake: 2nd year in a row with no closures for algae blooms, meet 1st Thursday of the month.

House Ops/Maintenance: We have three guys working outside to get everything done for all they do.

Festival Day: Small committee; July 16-19th next year. Try to bring something different each year. Wrap up meeting just held on Monday. Thanks everyone.

Blood Drive: Collect 60-70 donations and supply snacks.

Women's Club: Getting ready for Fall Festival, Halloween parties. Winterfest, kids' parties, egg hunt, spring/fall markets, Halloween and Holiday lights contest. Had our paint n' sip night. Raise money for our scholarships for graduating senior. Oversee preschool and D&A.

Civic Affairs: Candidate Night: Takes place next week before the POA board meeting at 7pm. October will be Meet the Political Candidates Night on Monday 10/20.

Bar & Rental: Sunday is our 2nd Annual Car Show, food truck, DJ and bar is open. Thanks Patrizia & Charlie for all their time putting it together.

Camp: Thanks Steve for helping out. Camp Director said they had a good year. Don't have figures.

REPORT BY NOMINATING COMMITTEE

Barry Mendelsohn: Chair of Nominating Committee

Suggestions made: Inform board of choices by President of who is being nominating on the nominating committee before it's announced.

Stigma: People placed with an agenda; which is false. We are dedicated to help with best interest of the community and work long hours. We tried to find people to run for the board and some say they would but don't want to deal with the bickering that goes on.

Request board to meet with Nominating Committee once we are discharged to explain guidelines as to what is being looked for in candidates.

- President
 - Nominating Committee nominates: Michael Ilardi
 - Nominations from the floor: None
 - Nominations for President are closed
- 1st Vice President
 - Nominating Committee nominates: Roger Crook
 - Nominations from the floor: None
 - Nominations for 1st Vice President are closed
- 2nd Vice President
 - Nominating Committee nominates: Michelle Cromwell
 - Nominations from the floor: None
 - Nominations for 2nd Vice President are closed
- Treasurer
 - Nominating Committee nominates: Nelson Vargas Fuentes
 - Nominations from the floor: None
 - Nominations for Treasurer are closed
- 3 Year Term, Director (4 seats)
 - Nominating Committee nominates: Carrie Caruana, Pat Degnan, Steve Koenigsberg and Michael Lynch
 - Nominations from the floor: None
 - Nominations for 3 Year Term, Director are closed
- 2 Year Term, Director (1 seat)
 - Nominating Committee nominates: Robert Eric Veit III
 - Nominations from the floor: None
 - Nominations for 2 Year Term, Director are closed

Roger asked if Nominating Committee would meet one or two more times to lay the foundation/guidelines for future Nominating Committees to use for what makes a viable candidate. What kind of attributes should be considered as to areas like volunteerism, expertise in areas where the board has a need, etc. Not a concrete

directive but an informal starting point to use. Each successive committee can tailor the needs of the community at each election.

2025 cash summary is on the table
August financials will be available next week.

2026 BUDGET: Led by Stu Joseph, Budget Committee

The board will reconvene afterwards to look at all the amounts recommended and choose the figure that goes to the 2nd annual meeting.

Payroll tax: automatically calculated. Discussing POA budget, not Country Club so CC offset won't be voted on.

Don't come up to agree with a number, it can make the meeting longer than it needs to be.

Will take questions from audience first but the board members can answer your questions.

ATHLETICS

501.02 Equipment/Supplies: The numbers still don't reflect all the spending. Suggest **\$4K**

Suggest **\$2K** to buy the items for next year.

We still have work to do at the beach 1 volleyball courts.

501.03 Intercommunity Comp: How much do we expect to spend this year? Some items not reflected.

Dues, equipment and hubs dinner. Don't know what we will spend this year. Numbers will hit the next month or two. Don't know the increase in dues yet. Suggest **\$3,500**.

501.05 Salary: Why do we need to go up 20%? Adding one swim coach along with other salary increases.

Also, the attendants that work at the tennis courts; would like to add more hours. No new number suggested.

501.13 Trophies/Awards: Does Increase reflect in this new figure? Yes.

Can we get quotes from other places? Limited on where to buy.

Do adults need awards? Suggest **\$750**.

Being billed for an award then what is the amount? Don't know until we get billed. No suggestion given.

501.12 Maintain Athletic Facilities: Is basketball courts included in this project? Yes, but not included in explanation.

Suggest **\$1K**, do fence project this year. Need to fix sidelines and get some basketball courts done this year.

501.14 Umpires: Haven't spend much, would like to reduce that figure. Expenses not all reflected.

No new suggestion.

BEACHES

503.01 Lifeguards: Increase is 3%, will this be enough for minimum wage and staff? Suggest **\$190K**.

Came up in audits, what we put in salary lines. We indirectly count for administrative items. We should remove these from salary lines.

Need to create a new line for the lifeguard scheduling and take the cost out of beach supervision.

Country Club Offsets: What does it represent and how are numbers determined? Multiple explanations given to a resident.

353.01 Swim Lesson Revenue: \$14K put into line but where will the expenses show?

Line exists and will add to budget to show it.

503.15 Uniforms/Ads: If lifeguards have the uniforms, why is this so high. Maybe require them to use it for 2 years. Suggest **\$5K**.

They have a choice. Not all get them every year, but they could if they want.

Suggest **\$4K**. Military uses their uniforms 7 days a week.

Any trouble retaining lifeguards here? No. Costs at least \$300 to get certified and lifeguards are young and their body changes/grows.

Can you shop somewhere else? Quality is cheaper and they don't last.

Suggest **\$6,500**, Suggest **\$3K**.

Is current spending just lifeguard uniforms? Yes

503.09 Improve Lands: Note for water fountain, is it a water fountain? It's a bottle fountain. We used the money for the Geese Chasers so we didn't get it this year. Suggest **\$9K**. People can bring their own drinks. Note says "not working" should say isn't working. Seen improvement in some, not all areas. Cost was \$9K split between beach, lake and CC. If not working we could lower the line. This is not a one and done and would require more time to be effective. \$3K of this line is for the geese. No change. Suggest **\$10K**, will recommend later for a specific line under lake to move money under lake for geese control.

503.19 Propane: Nothing spent this year? Suggest **\$1,800**.

Don't know why it shows no money. Can't partially fill a tank; have to pay for a full tank when delivered. Beach covers 25% of cost. 2024 and 2025 can't be correct.

503.07 Community Beach Activities/Staff Expenses: Suggest **\$2,500**

503.04 Medical Supplies: Use current budget, suggest **\$5**

503.08 Repair Equip/Structures: Use current budget, suggest **\$5K**

503.14 Fees: Suggest **\$800**

503.16 Pool Supplies: Use current budget, suggest **\$500**

503.21 Water Testing: Suggest **\$6,500**

503.22 Chemicals: Suggest **\$7,500**

BOAT DOCKS/HOUSE 505.01: Keep spending money on docks. Suggest **\$0**.

Added a big section years ago to make it easier for people to get out. Every year we hear that's it but then asking for more.

Suggest **\$6K** for stabilization.

CIVIC AFFAIRS 515.00: None

COMM. PLANNING & ENGINEERING 507.00: What's money for? Clubhouse walls are leaking water into the stone wall. We need to repair that. Aluminum covers are a short-term solution. Long term is very costly. Spending will be \$7,500 this year. Suggest **\$5K**.

FESTIVAL DAY 509.01: Suggest **\$20K** as an offset for ticket prices for rides. We get 30% back on ride sales. For years we didn't raise this figure. Fireworks have gone up and hope for more money. We rely on money from sponsors and vendors.

The committee provides for items that we hope get covered by money coming in. We also get charged with allocations.

Suggest **\$8K**.

If Festival Day covers their expenses first, then I suggest **\$5K**.

FURNITURE/RENO 511.01: None

GENERAL & ADMINISTRATIVE

513.05 Misc: Suggest **\$5K** for new mics so that the audience can hear you.
Suggest **\$1K** since uniforms in maintenance line.

513.12 Office/Clerical: Can we use surplus from this year to offset dues since a Community Manager wasn't hired? We'll see when setting the dues.
Suggest **\$370K**, Suggest **\$372K**

513.11 Board Meals: Suggest **\$3,200**. Suggest **\$0**

513.09 Office Equipment Maint/Contracts: Suggest **\$30K**

513.25 Rent For POA Use of Country Club: Suggest **\$140K** and offset dues by \$80K so there's no net change. Country Club can then use that money to pay back the POA.
That money then becomes taxable to Country Club so \$20K of it would go to taxes.

HOUSE OPERATIONS

517.07 Cleaning/Bathroom Supplies: Suggest **\$9K**, Suggest **\$5K**.

517.03 Exterminator: Suggest **\$4K**.

517.04 Utility Maintenance & Contracts: Suggest **\$6K**.

517.06 Beautification/Restoration: What is it used for? Tree, mulch, planting and cost of materials.
Suggest **\$10K**.

517.10 Cleaning Service: Suggest **\$5** to keep the line alive.

INSURANCE

What additional policies? Festival Day/special events; outside of our insurance policy. Started about 3 years ago. Looking at new brokers.

No suggestions

LAKE

521.13 Dam Inspection: Do we have our dam inspection next year? 2024 was formal. This year is informal-in-house. Next year is a regular inspection.

Suggest **\$3,500**

Add a new line for geese control. \$20K. Want to form a sub-committee, suggest **\$15K**, suggest **\$9K**
Suggest to move under Lake Reclamation.

Can table this for now.

521.01 Lake Treatment/Supply/Test: Suggest **\$90K**

521.06 Fishing Club: Suggest **\$1K** since there's no explanation, suggest **\$1,600**, suggest **\$1,500**.
Suggested \$1,200 but **\$1,400** would be nice.

521.02 Miscellaneous: Suggest **\$2,700**. What's charged in that line? Not sure.

LAKE RECLAMATION

522.__? Create new line for geese: Suggest **\$20K**, Suggest **\$15K**, Suggest **\$9K**, Suggest **\$14K**

522.12: Alum System Maintenance: Suggest **\$1,500**, Suggest **\$500**

522.18: Consultant Fees: NJDEP changes. Don't know what new rules/requirements are needed.
No suggestions.

522.07 Lake Remediation: What does bathymetric study cost? Already done in 2025. Extension-soil analysis of muck in the lake. Entire lake is \$75K. Doing certain areas of the lake. Suggest **\$5K**.

MAINTENANCE

525.01 Vehicle Fuel & Maintenance: Never spent the money and no footnote explaining a 36% increase.
Suggest **\$10K**.

525.11 Community Maintenance Materials: Suggest **\$6K**

525.06 Purchase Maintenance Equipment: Suggest **\$4K**

525.02 Landscape Maintenance: What's the difference between this and **517.06 Beautification/Restoration** in House Ops? Will get clarification from maintenance to make sure lines not crossing.
Suggest **\$12K**

525.07 Uniforms: Suggest **\$1,500**

NEWSLETTER/COMMUNICATIONS

527.03 Postage: Anything in by-laws requiring us to mail the newsletter? No, suggest **\$0** and people can pick one up from the office.

Does it include all communications? No.

Suggest **\$2,500** because we have to mail out the budgets.

527.01 Printing & Marketing Supplies: Suggest **\$14K**

Suggest **\$1K** to go electronic. The print is so small.

Suggest **\$18,500** and make the print bigger

Suggest **\$5K** to have some copies available.

527.02: Communications Salary: Suggest dollar amount in closed caucus. Suggest **\$0** to not expose one's salary.

Suggest **\$10K**

Can that person be a consultant instead of an employee to save on taxes? There are certain guidelines to determine that so we don't think so.

PARKING LOTS 529.00: None

PLAQUES & AWARDS

570.02 Committee Appreciation: Suggest **\$1,500**

SECURITY

531.01 Security Salary: Recommend security of having access to the cameras. I called security for multiple issues.

Suggest **\$110K**

We haven't met our numbers in a long time; reduce to **\$80K**

Suggest **\$150K**, Suggest **\$160K**, Suggest **\$70K**, Suggest **\$125K**

Security needs to have access to the cameras in a quicker fashion.

531.03 Equipment: Suggest **\$500**, Suggest **\$1,500**, Suggest **\$2K**

SENIOR CITIZENS

535.01 Bus Trips: Suggest **\$13K**, people can pay towards busing.

Suggest **\$17K** because it may overspend this year.

UTILITIES

537.02 Light/Power: Suggest **\$45K**

WOMEN'S CLUB

539.09 Community Events: We pair up with the beach committee for July 4th event so reduce to \$26,475
Suggest **\$22K** and offer less.

Suggest **\$27K**, Suggest **\$26,500K**, Suggest **\$30K**, Suggest **\$19,775**, Suggest **\$21,375**, Suggest **\$15K**

Want to create a children's events line by combining 3 lines and make it **\$1,500**.

539.04 (Beansprouts), 539.06 (K-2), and 539.08 (3-5) all go to zero if new line is created.

Suggest **\$3K** for the new line.

539.02 Welcome New Homeowners: Why can't Country Club chip in? Asking for a **Country Club offset** to this line for **\$5** until Women's Club can come up with a new figure.

Suggest **\$3,500**

YOUTH ACTIVITIES

541.02 Youth Events: Change name to community center and propose \$500 and move under Women's Club and remove section #22 Youth Activities.

Section to be removed.

PROPERTY RIGHTS-LEGAL FEES 528.01: Line stays at \$5.

SPECIAL FUNDS

542.04 Country Club Reserve Fund: Suggest **\$200K**

542.03 Collections Reserve: Dues shortfall to date? 96% collected, usually 96-98%. Want shortfall there.
Suggest **\$50K**

August will show 97% collected.

GOOD AND WELFARE:

Jim Smith, 8 Apache Trail: Waited for quorum. Recommend proxy voting even for this meeting.

Barry Mendelsohn, 53 Oakland Ave: NFC pens-pass by phone and it pops up your website.

Last board meeting-disappointed at board for all the alcohol being consumed while working on a budget. Alcohol should not be allowed at meetings.

James D: Suggests getting the budget ahead to review before the meeting.

Lisa Dispenza, 29 Comanche Ave: Had three incidents and called security. Confirmed non-members shooting fireworks. Need contingency plan when security isn't available.

Someone asked how me how I rented a kayak. There was a party there. Guests ask a stranger for info. People on beach not residents and found out they were giving trouble to the lifeguards.

Went out on a kayak and my items were stolen. Seems to be an ongoing issue and I would like to have this fixed. All happening at Beach 3. People know when lifeguards leave to show up. Security needs to ask for ID and not assume they are residents.

Barry Silbiger, 12 Lake Shore Dr: Thanks everyone that came out and stayed. Encourage to come to the 2nd annual meeting and bring a friend.

Francesca Miskowsky, 165 White Meadow Rd: Was at a House Activities committee meeting.

I'm in awe and jealous of how House Activities can call the office up to book events. Spoke about comedy nights. How is Women's Club restricted to 6 months and House Activities can call and book an event.

John O'Connor, 42 Mohawk Ave: Discussed dues are high in order to keep offering more to the community.

12:05am Board goes into recess

12:14am Board goes into closed caucus

1:22am Board comes out of closed caucus

ADJOURN AT 1:22am

Motion by: Roger Crook, President

2nd by: Mike Stocknoff, Director

Next Board Meeting is September 17, 2025

Written & Submitted by: Suzie Palazzo

Approved by: Roger Crook-President