

Planning Committee

10/6/21

OIC - Mike Ilardi

Chair - Mike Stocknoff

7:15 - 7:40pm

In Attendance: Mike Stocknoff, Mike Ilardi, Roger Crook, Dan Grant, Kristen Neu, Barry Mendelsohn, Charlie Bogusat, Steve Koenigsberg

1. Started the Reserve Study process with The Falcon Group . Multiple documents have been filled out and submitted in order for the formal process to begin.
2. Jimmy Concrete will begin to disassemble the A-Field bridge the week of 10/11/21. Weather permitting, he will begin construction in approximately a month.
3. Motion made to hire Spartan Construction to perform the exterior building renovation at a cost not to exceed \$425,000.00. Vote was unanimous 7-0 by everyone in attendance except Dan Grant. He did not vote due to potential conflict of interest.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Committee  
Officer in Charge - Mike Ilardi  
Chair - Mike Stocknoff  
8/4/2021  
7:15pm - 7:25pm

In Attendance: Mike Stocknoff, Mike Ilardi, Pat Degnan, Scot Desort, Roger Crook, Charlie Bogusat, Barry Mendelsohn, Steve Koenigsberg, Josh Kroll, Lil Sweet, Kristen Neu

1. Agreed to put \$5,000.00 into the Planning Line for 2022.
2. The sub-committee for the exterior renovation of the Clubhouse met with Dan Grant of ENV. He went over the final drawings; they were approved and ENV will send them out for bid. Dan provided us with the 5 firms that will be included in the bid process.
3. We contacted the two "reserve study" firms that Pat Degnan spoke with in August 2020. We are requesting current pricing and expect to make a decision upon receipt of their updated info.

Submitted by: Mike Stocknoff-Chair  
Approved by: Michael Ilardi-OIC

Planning Meeting

July 7, 2021

OIC - Mike Ilardi

Chair - Mike Stocknoff

7:15pm - 8:37pm

In Attendance : Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Roger Crook, Charlie Bogusat, Mike Freedman, Barry Mendelsohn, Scot Desort, Joanne Machalaba, Kristen Neu, Ami Nickel, Dan Grant, Josh Kroll.

1. Presentation by Dan Grant of ENV Engineering Services, related to the exterior of the Clubhouse renovation.
2. Budgeting discussion for upcoming year 2022.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Meeting 6/2/21

Officer in charge - Mike Ilardi

Chair - Mike Stocknoff

7:00pm - 7:35

In Attendance: Mike Stocknoff, Mike Ilardi, Roger Crook, Scot Desort, Steve Koenigsberg, Pat Degnan, Kristen Neu, Mike Freedman, Dan Grant

1. Jimmy Concrete will start the A-Field bridge project in the late summer/early fall. Expectations are that it will take approximately 1 month.
2. Drum Pool hardscape repair/remediation. The Site Manager is getting bids from contractors.
3. The sub committee for the exterior of the building met with Dan Grant from ENV . He provided us with samples of final documents from other jobs they have done. We were very pleased with the extreme attention to detail that their documents required.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

Planning Committee

5/5/21

7:15pm - 8:00pm

Officer in Charge Mike Ilardi

Chair - Mike Stocknoff

In Attendance: Mike Stocknoff, Mike Ilardi, Roger Crook, Steve Koenigsberg, Joanne Machalaba, Charlie Bogusat, Pat Degnan, Lil Sweet, Stu Kipilman, Mike Freedman, Kristen Neu

1. A - Field Bridge update - Waiting for Jimmy Concrete to give us a start date. Delayed due to his ability to get steel.
2. Beach 1 parking lot update - general discussion / agreed to order parking lot bumper blocks.
3. ENV - exterior building update - Came out to reinspect specific locations at our request. General discussion.
4. Drum pool: Both of the retaining walls and pool deck need to be repaired. This information will be provided to the Beach Committee and it will be suggested that it be handled through Planning and keeping them updated during the process.
5. Gas Fire-pits - General discussion / tabled for now.

Submitted by: Mike Stocknoff-Chair

Approved by: Michael Ilardi-OIC

## Planning Meeting

April 7th 2021

7:15pm - 7:27pm

Officer In Charge - Mike Ilardi

Chair - Mike Stocknoff

In Attendance: Mike Stocknoff, Mike Ilardi, Scot Desort, Roger Crook, Charlie Bogusat, Steve Koenigsberg, Pat Degnan, Barry Mendelson, Mike Friedman, Kristen Neu, Stu Kipilman, Dan Grant.

1. Site Manager has contacted Jimmy Concrete and they are looking to determine a start date on the A-Field Bridge.
2. Beach 1 parking lot update. Fierro Engineering was here to take site measurements and topographically measurements. We are waiting for their report.
3. Site manager is continuing to investigate plumbing contractors for the firepits. We continue to investigate all options as each contractor has a different idea. We are also in contact with the town regarding what our obligations to the town might be.

A Planning /Exterior Clubhouse renovation Sub-Committee has been created to handle daily interactions with ENV and contractors during the renovation. The Sub-Committee will include: Mike Ilardi, Mike Stocknoff, Roger Crook, Scot Desort and Charlie Bogusat . Any sub-committee meetings will be reflected in monthly Planning Committee minutes.

Submitted by: Mike Stocknoff

Approved by: Michael Ilardi-OIC

## Planning Meeting

3/3/21

Chair - Mike Stocknoff

OIC - Mike Ilardi

7:15pm - 7:30pm

In Attendance: Mike Stocknoff, Mike Ilardi, Charlie Bogusat (site manager), Steve Koenigsberg, Lil Sweet, Roger Crook, Mike Freedman, Dan Grant, Barry Mendelsohn, Stu Kipilman, Pat Degnan, Kristen Neu.

1. Beach 1 parking lot update. Contract signed. Fierro will be out on March 17th to look at the parking lot. (assuming all of the snow has melted).
2. Dan Grant from ENV joined the meeting to give us an update on their proposal.
3. Charlie to follow up with Jimmy Concrete on a start date.
4. Discussed the exterior ballroom facade to be repaired/updated, potentially as part of the main building renovation.

Submitted by: Mike Stocknoff

Approved by: Michael Ilardi-OIC

Planning Meeting 2/3/21

Chair - Mike Stocknoff

OIC - Mike Ilardi

7:15pm-7:40pm

In Attendance: Mike Stocknoff, Mike Ilardi, Pat Degnan, Charlie Bogusat, Roger Crook, Bob Fehon, Steve Koenigsberg, Lil Sweet, Scot Desort, Kristen and Emily Neu, Barry Mendelsohn, Daniel Grant, Mike Freedman

1. Discussed bids related to Beach 1 parking lot traffic issue and concerns.
2. Motion passed 10-0 to hire Ferriero Engineering at a cost not to exceed \$5500 to create a professional engineering and surveying plan related to the improvement of the beach 1 parking area.
3. Dan Grant of ENV Engineering services (who is a WML resident), brought us up to speed on the status of the Clubhouse project that they are working on.

Submitted by: Mike Stocknoff-Chair

Approved by: Mike Ilardi-OIC



## Planning Meeting

1/6/21

Chair - Mike Stocknoff

Officer in Charge - Mike Ilardi

7:15 - 8:00pm

In Attendance Mike Stocknoff, Charlie Bogusat, Roger Crook, Pat Degnan, Steve Koenigsberg, Stu Kipilman, Scot Desort, Joanne Machalaba, Barry Mendelsohn, Barry Silbiger, Kristen and Emily Neu, Mike Freedman, Lil Sweet, Dan Grant

1. Discussed current status of Jimmy Concrete regarding his Workman's Comp package and Liability Insurance.
2. A retainer deposit has been sent to ENV for the RFP for the exterior renovation of the Clubhouse.
3. Site Manager is in discussion with multiple contractors regarding our ability to create a safer traffic flow to the beach 1 parking lot.

Submitted by: Mike Stocknoff-Chair

Approved by: Roger Crook-1<sup>st</sup> VP