**BOARD MEETING – June 15, 2022**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| MICHELLE CROMWELL  ROGER CROOK  PAT DEGNAN  ~~DANIEL GRANT~~  MICHAEL ILARDI | GLEN KATZ  ~~MARK KEMPNER~~  STEVEN KOENIGSBERG  DEBORAH LINNELL | MICHAEL LYNCH  DARYL MACELLARO  JOANNE MACHALABA  BEVERLY NEMIROFF | ~~KRISTEN NEU~~  AMI NICKEL  ~~BARRY SILBIGER~~  MICHAEL STOCKNOFF |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**:

**LEFT EARLY**:

**ABSENT:**  Daniel Grant, Mark Kempner, Kristen Neu, Barry Silbiger

Michael Ilardi, President, called the meeting to order on Wednesday, June 15, 2022 at 8:00 p.m.

Ami Nickel Roll Call

**MOTION #1**: Motion to approve the minutes of the May 18, 2022 Board Meeting.

**Motion by: Michael Ilardi, President 2nd by: Michelle Cromwell, Director**

Discussion: None

**Motion Carried**

# CORRESPONDENCE

-Township of Rockaway: Street address 135 Lake Shore Drive to construct a Garage.

-Letter from Angela Romano 24 Old Middletown Road: Feels strong that banning the use of cannabis on the property is discriminatory. It is used for medical use and it is not fair to ban residents using it who need it. There has been no link between cannabis smoke and lung cancer. Would like to appeal to the board to trust their community and allow cannabis use on the property and not alienate community members.

**GOOD & WELFARE**

**-Pat Degnan: 88 Valley View Drive**

- Spoke in support of company #5. It has come to her attention that Sunday, November 27th, 2022 is booked on our calendar for Breakfast with Santa by the Women’s Club. Feels that this was done without the proper authorization and without committee consent. She asks the POA to remove this from the calendar and agree that as long as Station #5 has this event none of the WML committees should be running this event.

**-Joseph Aragona, 1 Pawnee Avenue**

-We only do two fundraisers- the breakfast with Santa and 50/50 tickets. We are a volunteer organization and we come out to support the POA when we can- Festival weekend and Santa on the Fire Truck is our donated time to our community because we care about everyone here. This feels very personal, and I ask that you make a vote to not do it.

**-Laurie Eory, 8 Huron Ave**

**-** This was done without Women’s Club knowledge. We apologize and support the event being removed from the calendar.

-**Manny Friedlander, 27 Comanche Avenue**

-Upper Mountain and White Meadow Road intersection is dangerous. There is a traffic study done. You do not have a clear view on the left-hand side. We are looking into it and plan to do something.

**-Scott Rothbart, 2 Wenonah Avenue**

-Update on the nominating committee. Four months until the elections, process is just beginning.

**-Rudy Riveron, 26 Calumet Avenue**

- Concerned about cannabis smoking on private property. Encourages the board to create a policy.

**-Paul Szypiotko, 16 Wenonah Avenue**

-Concerned about the lake conditions. Asked for clarification on the chemical reports and asked how the residents can get access to it.

**-Steve Koenigsberg, 186 W Lake Shore Drive**

**-**Read a letter from Josh Kroll; Response to cannabis. Believes cannabis should be allowed wherever smoking is allowed.

**-Ilene Horowitz, 26 Calumet Avenue**

**-** Festival Weekend: Invites the board to walk in the parade.

**-Mike Ilardi, 19 N. Brookside Drive**

-Acknowledged the Women’s Club post regarding Cannabis use. Does not feel we are discriminating, and we have a right to ban it from common properties. It is toxic to dogs. Does plan on bringing it up for a vote again at some point.

**-Board Note**

**-** After consideration, the board unanimously decided to remove the Breakfast with Santa event from the calendar and from the Women’s Club agenda.

# PRESIDENT’S REPORT: Michael Ilardi, President

-Family stopped payment for preschool because they did not fit within the refund policy. Ryan will look for chargebacks in the future. Unhappy with Chase’s service and that they did not even wait for one payment cycle. Nothing to be done, wanted to make the board aware.

-Suzie is away for the July board meeting. Please send all items by July 12th for packets.

- Joanne Machalaba : Mike Ilardi does a lot for this community. Presented certificate and a gift card to say thank you on behalf of the board. He is always doing something for our community and attends countless committee meetings. Board is very appreciative!

**OFFICE REPORT**

* June 2022 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* June 2022 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* Report not included

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* 90% of dues have been collected
* Spent 41% of the budget
* FYI: Audit final expenses are over: POA $363 and CC $330 due to extra consulting hours.
* Country Club: $418,000
* Bar and Rental: $19,000
* Cash Summary: A Field Bridge is completed

- Preschool should break even or possibly have revenue!

- WebML: 34% of residents have signed up

- Jackie Kropp in our accounting office is leaving in the next week, we will be filling her position ASAP

# LEGAL COUNSEL’S REPORT

* Nothing for the public portion of the meeting

Discussion: None

# COMMITTEE REPORTS

Pat Degnan, General:

-Attended a conference about cyber security and budgeting and finding money for a capital project. Really recognized that we are in good shape and aligned with best practices.

-Ami Nickel, Marketing:

-Facebook and social media engagement is way up. Continue to share information through Devon first and share off the POA page.

-Security:

-Two invoices for cameras that were just over $800 for repairs and adjustments

-Pat Degnan, Women’s Club:

-Women’s Club does a lot of events and is really good at following up. We retained a lot of our vendors that came out to the marketplace in the fall. Encourages committees to continue to follow up and wants to acknowledge how the committee runs.

Steven Koenigsberg, Camp:

-192 campers register, we had 174 last year. We are $100,000 over our revenue from 2021.

Michelle Cromwell, Beach:

-Swim Lesson information is out will go up tomorrow morning. Sign-ups start June 22nd at 5pm.

**OLD BUSINESS**

**MOTION #2**: Revised Motion: Received 207.76 tons of beach sand from Silvi/Sahara Sandata cost of $7,089.72 which is $1,289.72 over the original motion carried on February 16th. Monies to come from line503.02. This will now overspend the line.

# Motion by: Michelle Cromwell, Director 2nd by: Mike Ilardi, President

Discussion:

-Increase was caused by fuel and delivery surcharge. Next year we will order it earlier.

-Committee plans to shop around next year.

**Motion Carried**

**MOTION #3**: Revised Motion: Motion to purchase lifeguard clothing/bathing suits for the season from California Beach Hut & Supervisor shirts from Nickel Artistic. Cost not to exceed $4,500 & monies to come from line 503.15. This will overspend the line by $2,000 but will not overspend the beach budget.

# Motion by: Steve Koenigsberg, Director 2nd by: Pat Degnan, Director

Discussion: Not changing the amount. We are just adding an additional vendor

**Motion Carried**

**MOTION #4:** EMAIL VOTE: Motion to hire Western Pest Services to treat the old & new maintenance buildings for termites. They have been found in the walls & ground of the old building. Cost of $1835 with a one-time renewal fee of $550 for year 2 if we choose to renew. Money to come from line 517.03 & will overspend the line.

# Motion by: Steve Koenigsberg, Director 2nd by: Mike Ilardi, President

Discussion: None

**Motion Carried**

**NEW BUSINESS**

**Office:**  Application for Household Membership (4)

**-3 Approved & 1 Declined**

**FYI: House Activities:** Hired The John Oakes Band for the beach party on June 18, 2022 at a cost of $750. Money to come from Country Club.

**MOTION #5:** Motion to hire Antonio Camacho for Comedy Night on November 19,2022 at a cost of $3,000. Money to come from Country Club to offset ticket sales. Request permission from the board to sell both member & non-member tickets starting on the same date & waive the waiting period.

**Motion by: Ami Nickel, Director 2nd by: Pat Degnan, Director**

Discussion: None

**Motion Carried**

**MOTION #6:** Motion to hire Alex Flynn as WML Assistant Swim Coach at a salary discussed in closed caucus. Money to come from line 501.05.

**Motion by: Daryl Macellaro, Director 2nd by: Pat Degnan, Director**

Discussion: None

**Motion Carried**

**MOTION #7:** Motion to hire Jemila Tourne as WML Assistant Swim Coach at a salary discussed in closed caucus. Money to come from line 501.05

# Motion by: Daryl Macellaro, Director 2nd by: Pat Degnan, Director

Discussion: None

**Motion Carried**

**MOTION #8:** Motion to purchase equipment for the Hub Lakes teams and pay dues at a cost of $1,532. Payment goes to Hub Lakes & money to come from line 501.03. This will not overspend the line.

# Motion by: Pat Degnan, Director 2nd by: Daryl Macellaro, Director

Discussion: None

**Motion Carried**

**FYI: House/Ops/Maintenance:** Hiring Waste Management for sanitation for the clubhouse & maintenance at a cost of $14,349.84. Money to come from line 537.04. This will overspend the line.

**FYI: House/Ops/Maintenance**: Hiring Waste Management for sanitation for camp at a cost of $1,541.54. Money to come out of Country Club/Camp.

**MOTION #9:** Motion to hire Markovski to remove trees & branches at the Circus Pool. Cost not to exceed $3,000 & 25% of monies to come from 503.09 & the remaining 75% to come from Camp/Country Club.

# Motion by: Michelle Cromwell, Director 2nd by: Steve Koenigsberg, Director

Discussion: None

**Motion Carried**

**MOTION #10:** Motion to hire O’Dowd Transportation for the 2022 camp season for daily service for camp transport. Cost not to exceed $68,000. Monies to come from Country Club lines 6101/6003 & will overspend the lines.

# Motion by: Steve Koenigsberg, Director 2nd by: Mike Ilardi, President

Discussion: Contract includes extra buses throughout camp rather than being charged as the request comes in.

We were going to overspend no matter what, this was the best option and much more responsive than the town.

**Motion Carried**

**FYI: Security:** Hired VIP Security to install a new security camera at a cost of $806.62. Money to come from line 531.05.

**FYI: Bar and Rental:** Payment of $1,042.50 to Ascap for music license fees. Money to come from Country Club.

**MOTION #11: Motion to spend up to $100,000 for replacing the fencing & any other equipment (ie:nets/posts) from Equalization Fund. This motion is contingent on the ballot question passing.**

**Motion by: Mike Ilardi, President 2nd by: Roger Cook, 1st Vice President**

Discussion:

**-**Currently, have $240,000 in the fund to spend.

-Will there still be a ballet question regarding this renovation? Yes, there will be.

-Fencing is repaired and replaced so it is legitimate to take it from the Equalization Fund

-This vote is contingent on the ballot question passing.

**Motion Tabled/Equalization**

**GOOD AND WELFARE**

**-Laurie Eory, 8 Huron**

-Thank you to Charlie for the walk-through and meeting with the preschool committee. We have some ideas of improvements to update the preschool. This commitment assists with revenue and our reputation.

**-Ilene Horowitz:**

-Thank you to everyone for sitting on the board. The community is being valued from a real estate perspective. The landscaping looks amazing, and we have a special place; thanks to everyone here.

**MOTION TO ADJOURN AT 9:31p.m.**

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

Next Board Meeting is Wednesday, July 20, 2022 @ 8:00 p.m.

Written & Submitted by: Devon Maloney

Approved by: Michael Ilardi, President