

BOARD MEETING MINUTES- August 20, 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: Nelson Vargas at 8:16pm, Daryl Macellaro at 8:53pm

LEFT EARLY: Kristen Neu left at 12:08am

ABSENT: James Del Greco, Michael Ilardi

Roger Crook, President called the meeting to order on Wednesday, August 20, 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 July 16, 2025 meeting.

Motion by: Roger Crook, President

2nd by: Pat Degnan, Director

Discussion:

None

Motion Carried

CORRESPONDENCE

Letter from Township dated 7/15/25 to notify us that a home on Lake View Court is fencing their yard.

GOOD & WELFARE

Rebecca Mack, 247 W. Lake Shore Dr: Beach 3 playground doesn't feel safe. Helping get quotes to replace equipment. Having a better playground there may help alleviate crowds from Beach 1.

Question to see how we will proceed with funding.

PRESIDENT'S REPORT: Roger Crook, President

Condolences to Jasime Vargas on the loss of her father.

Congrats to Mike Lynch on a new grandchild.

TREASURER'S REPORT: Andrea Slater, Accountant

Nelson will be here later tonight. If you have any questions/comments, please email him at his Treasurer's email (treasurer@whitemeadowlake.org).

POA spent \$1.5 million through July. Money left is over \$988,000

Country Club has a net profit of \$170,000 through July.

LEGAL COUNSEL'S REPORT

None

COMMITTEE REPORTS

Bar & Rental: Bought in a little over \$30,000 Festival weekend. Used Tiffany Bar instead of outside bar and it worked well. Offered two full-service bars.

Question regarding traffic coming into building during Festival Days. No problem. Marked off a path in ballroom leading to the Tiffany Bar. Used side entrance door off deck into ballroom.

Beach: Swim Lesson concluded, had private lessons, well received. Alyssa did a great job. This is her last year, and we want to congratulate her and wish her luck.

Lake: Possibility to lower lake so residents can get repairs done. Permit is \$2 but DEP may require a fish study.

How many residents want repair work? Can't give exact number; requests given overtime. If we lower the lake, we also lose fish.

OLD BUSINESS

MOTION #2: Motion to hire Guscios Landscaping to replace the railroad retaining wall at the WML Preschool with CMU (concrete masonry unit) block wall system for a price not to exceed \$16,424. Monies to come from Country Club Reserve Fund.

Motion by: Michael Lynch, Director

2nd by: Barry Silbiger, Director

Discussion:

Done online via emails

Motion Defeated

Mike L: Meeting with Women's Club reps and Holly to see what they expect from this project.

NEW BUSINESS

Application for Household Membership: Pre-Approved (2)

HOUSE ACTIVITIES FYI: Hired Reloaded to play at the Lawn Party event on 8/31/25 at a cost of \$850.00. Money to come from Country Club.

WOMEN'S CLUB FYI: Hired Jolene Gibbs-Dempski for two face painting artists at our Fall Festival at a cost of \$900. Money to come from line 539.09.

MOTION #2: Motion to hire Any Excuse for a Party to provide three inflatables (Bounce House Scarecrow, Corn Inflatable Arch Entranceway and Maze Inflatable) and a mechanical ride (Toxic Meltdown) for the WML 2025 Fall Festival at a cost of \$4,045.13 to come from Community Events (539.09).

Motion by: Pat Degnan, Director

2nd by: Carrie Caruana, Director

Discussion: None

Motion Carried

MOTION #3: Motion to hire Pepper's Ponies to provide a petting zoo and pony rides for the 2025 Fall Festival at a cost not to exceed \$2,500. Money to come from Community Events line 539.09.

Motion by: Pat Degnan, Director

2nd by: Michelle Cromwell, Director

Discussion:

Where there three bids for the motion? No, it's difficult to find someone to do this.

Hard to get in touch with her but her cost has been the same. Just waiting for the invoice.

An explanation is required if three bids are not included.

Motion Carried

MOTION #4: Motion to approve use of Humanitix Ticketing Platform on a trial basis for a period of 90 business days. No costs to POA aside from standard convenience and merchant fees.

Motion by: Pat Degnan, Director

2nd by: Steve Koenigsberg, Director

Discussion:

This would replace the use of Eventbrite.

Discussion regarding processing fees and why looking to change current process if it's not cheaper. It was noticed that we are not getting the money we thought we should be.

Exclusivity clause can be problematic with our sign-ups for other events (Jotform, 5K, etc) and may not be worth changing vendors.

Motion Withdrawn

2026 BUDGET: Led by Nelson Vargas, Treasurer

Board will review budget line numbers with proposed figures submitted by committees.

ATHLETICS

501.02 Equipment/Supplies: Reduced to \$5K (equipment, new sports, windscreens)

501.03 Intercommunity Comp: Reduced to \$4K

501.13 Trophies/Awards: Increase in line because Hub Lakes used to pay for these but now the lakes will be responsible for their own. Line stays at \$1,750.

501.12 Maintain Athletic Facilities: Fence project still in the works this year-getting quotes.

Don't have quotes yet for dirt; estimating.

Line reduced to \$8K

501.14 Umpires: All spending not reflected in line yet. Umpires get about \$60/game. Includes playoffs. Line stays at \$1,300.

Athletics sub-total now \$49,950

BEACHES

503.07 Community Beach Activities/Staff Expenses: looking to expand events to beach 2 on the same day. Possible Labor Day event. Line stays at \$4K.

503.01 Lifeguards: How will accounting handle this next year? Guards clocking in as POA & CC to know expense. Not sure if minimum wage will go up. Beach 3 lacking guards-shortage in coverage. We don't need to hire more guards. Need new head guards that will get increases. Swim lessons not separated for punching in this year. Have to budget for scheduling, not actual. Can we amend note, would be 3%, not 6% for cost of living. All guards get a minimum of a quarter increase + increase based on year. Swim lessons is now part of POA (revenue & cost). Swim instructors are coming out of this line now. Can add a supplies line for swim lessons if you want. We didn't lower the CC offset figure. (camp) Line stays at \$185K

353.01 Swim Lesson Revenue: \$14K put into line.

503.15 Uniforms/Ads: Reduced to \$6K

503.09 Improve Lands: Geese chasers is not working. Adjust note and form sub-committee for geese control. Line stays at \$13K.

503.17 Beach Supervision: Supervisor of swim lessons is back in this line. Line stays at \$19,500.

Beaches sub-total now \$258,605

BOAT DOCKS/HOUSE 505.01: Line stays at \$12,500.

CIVIC AFFAIRS 515.00: Will be running 2 candidates' nights. Line stays at \$1K.

COMM. PLANNING & ENGINEERING 507.00: What's money for? Design work for aluminum caps on the clubhouse building.

FESTIVAL DAY 509.01: Line stays at \$10K.

FURNITURE/RENO 511.01: Reduced to \$5.

GENERAL & ADMINISTRATIVE

513.01 Office Supplies & Postage: Explanation given for amount. Line stays at \$11K.

513.04 Voice/Date: Amount needed. \$14K put into line.

513.18 Alarm System/Fire Alarm: Amount needed. \$6K put into line.

513.25 Rent For POA Use Of Country Club: Request to increase to \$140K and offset \$80K to surplus. Would have to pay taxes. Other suggestions \$84K and \$72K.

Leave as is until we speak to auditors. Line stays at \$60K.

513.07 Payroll Taxes: Should go by 9.5%. Line reduced to \$35,369.

G&A sub-total now \$561,529

HOUSE OPERATIONS

517.07 Cleaning/Bathroom Supplies: C-fold towel costs increase. Line stays at \$11K.

517.03 Exterminator: Also use on a as needed basis. Have general contract but need to call for items not included. Reduced to \$7K.

517.04 Utility Maintenance & Contracts: Reduced to \$9K.

House Operations sub-total now \$44,200

INSURANCE

519.01 P&C Insurance: \$453,600 (20% increase). Line increased to \$415K.

519.02 Health/Life Insurance: 5% increase \$92,874. Line increased to \$90K.

519.03 401K: 7% increase \$13,910. Line increased to \$14K.

Don't think 6% is enough overall.

Insurance sub-total now \$448K

LAKE

Sub-total stays at \$94,210

LAKE RECLAMATION

522.07 Lake Remediation: Need to add a note why it's \$18K again.
Lake Reclamation sub-total stays at \$61,005

MAINTENANCE

525.01 Vehicle Fuel & Maintenance: Needs a note with what's needed here. Suggestions to change to \$11K, \$12K, or leave the same with notes. Line stays at \$15,000.

525.05 Vandalism Repairs: Board voted down putting money in that line. Kurt keeps track of running costs of vandalism.

Can we add a new line for uniforms? Yes, add line **525.07 with \$1K**.

Maintenance sub-total now \$267,900

NEWSLETTER/COMMUNICATIONS

527.02 Communications Salary: Discussion if here & in G&A salary line. Not taken into account in G&A line. Line staying the same for now at \$6,200.

Newsletter/Communications sub-total stays at \$17,489

PARKING LOTS 529.00: Line stays at \$1,000

PLAQUES & AWARDS

Sub-total stays at \$1K

SECURITY

531.11 Internet Connection Fees: Line reduced to \$9,500.

531.01 Security Salary: Recommend \$75K. Line stays at \$100K.

531.03 Equipment: Amount needed. \$1,200 put into line.

531.05 Security Cameras: Reduced line to \$1K. Cameras can be bought with 2025 funds.

Security sub-total now \$125K

REAL ESTATE TAXES 533.00: Line stays at \$157K.

SENIOR CITIZENS

Sub-total stays at \$21,500

UTILITIES

537.02 Light/Power: Should look into JCP&L. Line increased to \$38K.

Country Club offset updated and reflected in the 2026 proposed figure for refuse use by CC.

Utilities sub-total now \$78,700

WOMEN'S CLUB

539.02 Welcome New Homeowners: Money to pay for a new homeowner's event based on 300 people (last 3 years). Line stays at \$4,500.

539.09 Community Events: Dropping youth events line to add to this line plus a big bulk is for an ice-skating rink for Winterfest for 4hrs. Line can drop \$5K if not getting an ice rink. Line stays at \$26,775.

Women's Club sub-total stays at \$34,285

YOUTH ACTIVITIES

Youth Activities sub-total stays at \$5

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

SPECIAL FUNDS

Special Funds sub-total stays at \$150K

Total 2026 proposed budget is now \$2,402,388 with dues at \$998.

GOOD AND WELFARE:

John D: We have a goose problem and the company we paid didn't control the problem. Suggest appointing a goose czar. We pay someone \$1K/month (consultant) to study and control the geese. Trying to recruit security and was told we were fully staffed and now saying you're not.

Barry Mendelsohn, 53 Oakland Ave: You have to do something about the A/C in here because it's hard to hear what is being said.

Stu Joseph, 25 Old Middletown Rd: Ticketing platform-Why don't we ask the company to strike the exclusivity clause.

Glen Katz, 47 W. Lake Shore Dr: Lake-sprayed for weeds last year. It's worse this year. Phragmites is really bad. We only treat the shoreline. Haven't looked at lily pads.

Chris Kleinwaks, 77 Oakland Ave: As Waterfront Supervisor, I request to increase the age from 13 to 15 or 16 to have adult supervision. They don't have the maturity to be left alone.

ADJOURN AT 12:21am

Motion by: Roger Crook, President

2nd by: Mike Stocknoff, Director

Next Board Meeting is September 10, 2025

Written & Submitted by: Suzie Palazzo

Approved by: Roger Crook-President