

**BOARD MEETING – May 21, 2025**

**PRESENT:**

MICHELLE CROMWELL SCOT DESORT  
ROGER CROOK MICHAEL ILARDI  
PAT DEGNAN GLEN KATZ  
JAMES DEL GRECO STU KIPILMAN

STEVEN KOENIGSBERG BARRY SILBIGER  
MICHAEL LYNCH MICHAEL STOCKNOFF  
DARYL MACELLARO EVAN TRISLER  
KRISTEN NEU NELSON VARGAS

**ADMINISTRATION:** Robert Rossmeissl, Esq.

**ARRIVED LATE:**

**LEFT EARLY:**

**ABSENT:**

Effective May 1, 2025 Roger Crook took over as President as Lauren Bianchi stepped down from the roll. Roger became President as per our Constitution.

Roger Crook, President called the meeting to order on Wednesday, May 21, 2025 at 8:00pm

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 April 16, 2025 meeting.

**Motion by: Roger Crook, President**

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

**Discussion:**

Board consensus, in the past, to not put minutes verbatim. Can be discussed further; even offline.

**Motion Carried**

**CORRESPONDENCE**

None

**GOOD & WELFARE**

None

**PRESIDENT'S REPORT: Roger Crook, President**

Thanks Lauren for her service to the community and hopefully will return to the board.

Weather has been an issue causing a delay with the beach 1 deck project.

Upcoming calendar events: Summer Kick-Off 5/25, 2 more Food Truck Fridays, Fishing Contest 6/14, Beach Party 6/21.

Be mindful of walkers, joggers and dogs.

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

*Requested to be copied directly in minutes*

Through the end of April the POA has collected a total of 1.75M or approximately 81% of our annual budget. Compared to last year we are ahead by 3%. Expenses amount to roughly 1M, however, as mentioned in prior months please remember that \$400K of this amount came from surplus and was transferred to our Country Club Reserve Fund. This will put our expenses comparably less than last year through the end of April. Monthly financials have been updated this month to now include additional columns for PY YTD and YTD

Comparison. This will allow board members to view financials in comparison to last year, and easily notice monthly, quarterly and seasonal trends.

The Country Club through the end of April shows a surplus of approximately \$39K. Not shown are amounts deferred for Camp, Preschool and Summer Fun. Some noticeable areas of concern are:

Camp which has seen a sharp decline in registrations and associated deferred income. As of now deferred camp revenue stands at roughly 59.5% of its budgeted amount. With only a few weeks left until the beginning of camp, I urge everyone to really look at this program to determine whether it is fiscally responsible for it to operate as years past. Last year Camp operated at a deficit of roughly 50K. If we do not get more kids registered, this year's deficit could double and that would not be good for anyone.

Last year the Country Club had a cushion to fall back on with Bar & Rental having such a great year. They were able to absorb losses on multiple fronts: the Preschool, Camp, and Swim Lessons.

Unfortunately, this year Bar & Rental has seen a decline of 20% on income mainly seeing a drop in Receipts at the Gold Bar but more drastically the Tiffany Bar. This indicates a trend that both rentals and booked events are not seeing reciprocal spending levels seen last year. While some lines may need further analysis, expenses have leveled out when compared to last year. A slight overall increase of <4% is not material. Rentals and booked events overall for 2025 stand at 25% difference from last year. We have more unused days available for rentals. If you know anyone who needs a private event space please advocate the use of our ballroom.

Lastly, we are currently working on our yearly audit and expect to finalize soon. In years past we would normally have presented the audit at May's board meeting, but this year with our change in staff we believe it won't be completed for another month or so.

Should board discuss/decide what to do about camp?

Financials still showing past projects. Tennis courts: lighting still needs to be adjusted and add a windscreen. Kurt has the old windscreen that could be used.

Beach 1 playground project is done and paid for.

Preschool project-on back burner but is it still happening? Yes, hopefully the end of summer. Retaining wall and site work.

## LEGAL COUNSEL'S REPORT

None

## COMMITTEE REPORTS

**Bar & Rental**-Give special thanks to Patrizia Trento. Previous committee member decided not to do the event without notice. Patrizia stepped up to make Food Truck Fridays happen.

Thanks Suzie & Laurie for pulling past information and Mike L. for helping out on those days.

**Athletics:** Thanks Mike L. for helping with the installation with the lights at beach 1.

Parking is tight by the A-field with the volume of the people and the town construction. Be careful watching people walking through the cars and drive slowly.

**Women's Club:** Women's Club now has a new treasurer, Batel Gahali. Announced enrollment numbers for Summer Fun, Preschool and the spring II session of Dance & Acro/Parent & me classes. Women's Club now runs a book club. A wellness retreat event was held. Thanks Glen for being there to teach self-defense.

**Civic Affairs:** Held a mental health event. Thanks Lexi for helping her set up because she put the wrong date on the form. Had 7 people show up and the speaker was great. Will be doing a school supplies and food drive.

**Mike I.:** Thanks Patrizia for handling the Food Truck Fridays. Got our special event permit from the town for \$450 for the year. Allocated the cost to Country Club, Women's Club and Festival Days. Tennis project: All closed with contractor. \$61K left and can be unencumbered once lights get adjusted. Received 59 donations from Blood Drive on 5/20. Ilene runs it 6 times a year.

**Legal & By-Laws:** Reviewed guidelines but wanted to give the board more time to digest the info and will email it out.

**Beach:** Swim lessons, close to 170 registered, private lessons: new-sign ups in person 6/4. Thanks Suzie and Laurie, had our health inspection today and everything went smoothly.

**Camp:** \$2K can go to the credit card fees for sign-ups. Will call busing company to see if they can get a van instead of a large bus for Teen Travel. Will send out an email to help with enrollment.

## **OLD BUSINESS**

### **NEW BUSINESS**

**MOTION #2:** Motion to accept Lauren's resignation.

**Motion by: Roger Crook, President**

**2<sup>nd</sup> by: Mike Ihardi, Past President**

**Discussion:**

None

**Motion Carried**

### **Nominating Committee Announced:**

Barry Mendelsohn, John D. Karen Lambert, John O'Conner, Amy Nickel and Rob Torcivia. Board consensus taken: Agreed

### **Voting to fill the 2<sup>nd</sup> Vice President's seat:**

Should be put out to the public for the seat, nothing in constitution, not an obligation.

Rob: Provision for the seats but not for 2<sup>nd</sup> VP, board can elect someone.

Board members can vote either way if they don't agree.

Next month we will have to fill the director's seat and it will be advertised.

Majority of board would still have to agree.

Evan: Read guidelines for the seat but that time frame had passed already.

Voting: Stu Kipilman is voted in as 2<sup>nd</sup> Vice President 14 Yes, 2 No

Application for Household Membership: Pre-Approved (2)

**OFFICE FYI:** Renewal of our annual contract with Imperial Copy Products, Inc for maintenance of our copy machine at a cost of \$1,278.43. Money to come from line 513.09.

**BAR & RENTAL FYI:** Payment of \$1,072.88 to ASCAP for music license fees. Money to come from Country Club line 5020-license & permits.

**MOTION #3:** Motion to hire Western Pest Services to treat general pests at a cost of \$3,900. Money to come from line 517.03.

**Motion by:** Steve Koenigsberg, Director

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

**Discussion:**

Were other bids received? No, renewing our contract with them. They kept the rates the same and always come out when we need them.

**Motion Carried**

**BEACH FYI:** Purchased chairs for the Drum Pool from Walmart at a cost of \$1,385.91. Money to come from line 503.09.

Returned other chairs and received credit.

Quality of chair? Composite, should last a couple of years without abuse. These chairs fold up. We can tarp them after the season.

**MOTION #4:** Motion to hire Madeline Cromwell as an Assistant Swim Team Coach for the 2025 season at a salary discussed in closed caucus. Money to come from line 501.05.

**Motion by:** Daryl Macellaro, Director

**2<sup>nd</sup> by:** Pat Degnan, Director

**Discussion:**

None

**Motion Carried**

**MOTION #5:** Motion to purchase three new RAB X17XFU330SF/PCT 330w LED light fixtures to light the volleyball area at Beach 1 for \$2,237.94 (installation by others free of charge). Money to come from line 501.12. This will not overspend the line.

**Motion by:** Daryl Macellaro, Director

**2<sup>nd</sup> by:** Pat Degnan, Director

**Discussion:**

Work was already done. In order to get the rebate, we had to pay in full so we will get a rebate of \$1,200. Our final cost would be \$1,037.94.

**Motion Carried**

**HOUSE ACTIVITIES FYI:** Hired Ants in the Pants, LLC for music with bubbles for the Summer Kick-Off at a cost of \$850. Money to come from Country Club.

**MOTION #6:** Motion to purchase Wi-Fi equipment for the maintenance building and cameras for the preschool from Ubiquiti Store USA at a cost of \$1,815.40 (including tax and shipping). \$631.54 to come from POA line 513.04 and \$1,183.86 to come from Country Club line 5030.

**Motion by: Scot Desort, Director**

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

**Discussion:**

Is that with installation, No. That is free by Scot.

Cameras will be outside of the preschool. Is there a camera on the maintenance bldg. towards the preschool? No, too far.

**Motion Carried**

**GOOD AND WELFARE:**

None

**Camp Discussion:**

Discussion why a drop in Teen Travel enrollment and don't know why.

Last year: Ended up with about 185. Teen Travel usually fills up earlier. Max 45, average 25-30 per week.

Average 115-120 campers.

Discussion on ways to cut costs due to low enrollment; like bus size and try to increase enrollment.

Maybe conduct a survey.

Believe we should just stay on course with camp.

**ADJOURN AT 9:14pm**

**Motion by: Roger Crook, President**

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

Next Board Meeting is June 18, 2025

Written & Submitted by: Suzie Palazzo  
Approved by: Roger Crook-President