

**BOARD MEETING MINUTES- June 18, 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:** Evan Trisler

Roger Crook, President called the meeting to order on Wednesday, June 18, 2025 at 8:01pm

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

Steve Koenigsberg, Roll Call

**MOTION #1:** Motion to approve the meeting minutes from May 21, 2025 meeting.

**Motion by: Roger Crook, President**

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

**Discussion:**

None

**Motion Carried**

**CORRESPONDENCE**

None

**GOOD & WELFARE**

**Mark Kempner**, 4 N Lake Shore Dr: Can't get hold of minutes until after a meeting. Admin Guidelines says attempt to get 3 bids and audience can't see what the vote was at the committee level. Community can't see motions/explanations. Maybe you can tell the audience more when voting on a motion.

Committees are putting vote counts in their minutes

Mark: How is construction going at beach 1? Updates will be given during committee reports.

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

Nicer weather is coming and hopefully we can enjoy amenities. Camp is starting on Monday.

Saturday is the HAC beach party.

Thanks Mike Lynch for doing the lights at the Volleyball courts at beach 1.

AED: Thanks Torcivia Family for their hard work. Fino contributed with the installation.

Committees need to get their budget numbers together for the August meeting.

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

*Requested to be copied directly in minutes*

Through the end of May the POA has collected a total of 1.9M in dues, a portion of this includes delinquent and late fees. This amount is approximately 90.45% of our yearly budget. Expenses account for 1.16M

through the end of May. Compared to last year through the same time, we are overspending, however, please keep in mind the \$400K of this amount is for the Country Club Reserve funding that was transferred in full earlier this year.

Country club currently has a surplus of \$31K. Not included in these numbers are deferred amounts: Camp - \$312K, Swim Lessons - \$15.5K, Summer Fun - \$13.9K, Pre-School - \$59,1K.

I would like to commend James for his tireless work ensuring that we operate within the confines of our Camp Budget. He has made countless adjustments and found multiple avenues to reduce cost as a result of lower than expected camp registrations. All this has brought us to operate at what we believe will be a net zero budget.

With regard to the B&R committee, we have seen improvements on the expense side to where we are now showing less expenses through the end of May as compared to last year. Areas of concern still remain our Rental Income and our Bar Receipts. Through an in depth analysis of our receipts. We have found that foot traffic has lessened at the bar, our total sales per transaction have seen small declines, and Rental alcohol consumption has seen sharp declines. Overall we are making strides to better our yearly outlook.

### **CAME UP UNDER COMMITTEE REPORTS**

When is the auditor scheduled to come? Next month

Allocations for Festival Day/Newsletter. Purpose is to notify residents of events and don't feel Festival Day should get an allocation for this.

Not sure in the past what happened. This year, we are charging a discount for internal allocations.

Had lifeguards at Beach1 and Drum Pool when we had rain. Doesn't make sense to have guards sitting around. We staff for parties. Beach1 & Beach 2 are usually covered. We do close early if we need to.

When we budget we assume to staff each day? Certain schedules based on location. Bulk goes to Beach 1 and Drum Pool.

Ballot question to bring up in July. Get rid of the "owe to" that Country Club owes POA by creating a lease. Spoke to auditors and they are for it. POA gains access of property in lieu of payment from Country Club to POA. Also prevent us from transferring money from POA to Country Club, taxed 21% federally, and 10-15% state taxes. We lose money doing this and this would eliminate the debt and tax consequences.

Question if there was a conversation with the auditors and audit committee regarding this.

Spoke with auditors and didn't know the audit committee met.

### **LEGAL COUNSEL'S REPORT**

None

### **COMMITTEE REPORTS**

**Beach:** Sand on beaches, Friday-final inspection of deck at beach 1. Longer process than expected due to weather and supplies. Our contractor did extra work for us that wasn't planned. Roof of concession stand was repaired and will be painted. Beach party will be able to use the deck.

**Athletics:** AED at A-Field, thanks board for supporting this project. Thanks to Daryl, Pat, and Heartfelt Harmonies. Chief of Police, FD Chief, and Mayor attended. This was the most important investment we have made. No price on saving a life.

**Seniors:** 53 members/guests went to Ocean City, Maryland. Thanks board for their support.

**Camp:** Had an influx of sign-ups for camp.

**Legal & By-Laws:** Motions will be made tonight and I want to thank committee members for all their time.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### **Voting to fill a director's seat:**

Carrie Caruana and Ferdinand Frollani are running for the seat and both spoke a little about themselves. Not in Constitution to go into closed caucus but can, if we have a consensus.

Need 9 votes for a candidate to win otherwise we vote again.

Rob, Attorney counted the votes:

Carrie Caruana won the seat.

Application for Household Membership: Pre-Approved (5)

**BEACH FYI:** Purchased 4 inflatable paddle boards for resident use at beach one from Amazon at a cost of \$1,023.56. Money to come from line 503.09.

Process: At beach 1 reserve with lifeguards and use their badge to sign them out just like the pedal boats.

**BEACH FYI:** Hired Baptist Electric Inc to install 2 circuits and 2 GFI outlets at the beach 1 concession stand at a cost of \$1,127.84. Cost includes the town permit. Money to come from line 503.09.

**MOTION #2:** Motion to hire Prestige Private Security for armed security for Festival Day weekend at a cost of \$2,399.06. Monies to come from line 531.01 and will not overspend the line.

**Motion by: Barry Silbiger, Director**

**2<sup>nd</sup> by: James Del Greco, Director**

#### **Discussion:**

Same company we used? Yes, township charges a lot more.

**Motion Carried**

**MOTION #3:** Motion to hire Antonio Camacho for \$3,750 to provide three comedians for comedy night on November 1, 2025. Money to come from CC/ticket sales.

**Motion by: Kristen Neu, Director**

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

#### **Discussion:**

None

**Motion Carried**

Requesting approval to waive the requirement and sell tickets to members & guests at the same time. Tickets purchased as groups. **Consensus Approved.**

**ATHLETICS FYI:** Purchased T-shirts for the swim team from DMC Promotions at a cost of \$1,394.90. Money to come from line 501.06.

**MAINTENANCE FYI:** Hired Markovski Landscaping to remove a dead tree at Beach 2 near the docks at a cost of \$959.63. Money to come from line 525.02.

By sailboat docks? By boat ramp.

**MOTION #4:** Motion to purchase 144 screen printed T-shirts from DMC Promotions to sell to bar patrons, at a cost of \$1,577.44. Money to come from Country Club.

**Motion by:** Mike Stocknoff, Director

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

**Discussion:**

None

**Motion Carried**

**MOTION #5:** Motion to approve sections A-O of the Administrative Guidelines (Please see attached changes/updates).

**Motion by:** James Del Greco, Director

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

**Discussion:**

Assuming if this passes, document has to get renumbered/re-lettered.

Rob: Has this been thoroughly reviewed by you? Yes, but some are just day-to-day operations. Made comment under section O, previous provision read, need to add wording because it reads that it's automatic approval. Lots a reference to the community manager but that position hasn't been filled.

Can approve to say Community Manager or equivalent position. Nothing to say what happens when it's vacant?

Many of the revisions refer to Community Manager. Maybe include who will handle it as a fallback.

Why didn't this go to legal counsel before today? Thought he was on the email.

Electoral procedures: some things mandated are still there.

Are you comfortable with this or would like more time to review? Yes

Would it make sense to table these motions until time to review.

Section F, #1: we don't operate on a cash basis but accrual.

F #2: language swaped, that any board member can make a motion for any committee. Yes, they can.

F #4: By practice, committee chair doesn't sign contracts. Remove "must be signed by committee chair person". Why can't committee chair that came to an agreement with the vendor sign?

Committee chair approves it by presenting a motion to the board.

Chairs are not signing authority for company. They approve it but not sign it.

Remove "any chairperson"

F5: 2 \*\* board must be notified, what do you mean by, must be approved? Purchase may have been made.

Board must be notified at next board meeting via FYI.

**Motion Withdrawn**

**GOOD AND WELFARE:**

**Joanne M.** (Daniel's Law): Discussion of lease, was a treasurer. POA is tax exempt, important to keep them separate. Years spent talking to accounting firm & auditors about this. Tripartite agreement to have two entities. Things were paid by POA when they shouldn't have. Imploring board to take into consideration and discuss with your current Treasurer and Accounting. There will be implications to this.

**James Del Greco**, 81 Omaha Ave: Country Club has a debt to POA. How much did Country Club make?

Maybe \$50-\$60K.

James: Are deeds under Country Club? Yes

**Dan Grant**, 97 Oakland Ave: Stone/façade is deteriorating (side facing flag pole). Report will come next month. Here as a resource. Not something we have to fix right away but does need to be fixed. Went up with vendor and able to pull out stones. Can it be done in stages? Waiting for report but yes. There's a cheap option and to do it right, it will be costly.

**Scot Desort**, 136 W. Lake Shore Dr: When we did the exterior of the building, was any of this noted?

Dan: Yes, but it has deteriorated more. Rain destroys cement when it gets in there.

**Mike Stocknoff**, 49 Lake Shore Dr: In original report but the guys didn't want to go on the roof. Charlie went up to the peak to look down.

Dan: It's based on a visual report. It's up to the POA to supply a ladder, a means to get on the roof. If anyone wants a copy of the report, you can ask for it once we have it.

**Michael Lynch**, 93 Lake Shore Dr: Sent email about Beach 1 update. I didn't receive a response. Thought my list would be checked by the contractor. Went today and they made nice repairs but want to make sure the work on the documents was complete. Want to make sure it's done correctly. To not get a response and wait to talk about it today is not fair as a board & community member. Want the best job we can get. This is not a professional job. Spoke about collaborating as a board last month. Things I say even at a beach meeting are not put in the minutes.

**Pat Degnan**, 88 Valley View Dr: I go to a lot of CAI meetings and bring back info. 10/16: conference in Edison. From 8am-3pm. Their seminars are really good. Good way for us to grow together. Went to the last Lake meeting and in Fishing Club minute, they ask for a participating fee to fishing contest. I would prefer that money gets added in the budget for contests. Shouldn't charge extra fees.

**Mike Ihardi**, 19 N. Brookside Dr: I think that was for prize money for a contest not a participation fee.

**Barry Silbiger**, 12 Lake Shore Dr: We had to check with Rob on this. Not sure if we can even do this.  
**Rob**: Not sure.

**Charlie Bogusat**, 24 N Lake Shore Dr: Concern about façade/stone, maybe best to corner off that area. Find what OSHA/laws are to protect us. Have flower beds, not walking path along that side of the building.

**Michael Lynch**, 93 Lake Shore Dr: Request to have 6/13 email in the minutes.  
Below is the 6/13 email.

*Good morning Steve,*

*Deck looks good but some questions remain.*

*My comments below are as a board and POA member in hopes of getting the best outcome on this project.*

*They are for **the contractor** and should not add any work or stress on our volunteers.*

*Questions for the contractor;  
for aesthetics-*

*Wasn't all the deck going to be picture framed? Including the stairs and concession platform? IMG 7726  
Shouldn't the column bases face boards have mitered corners? IMG 7726 Mitered corners on face boards  
shown IMG7727*

*Will the screw holes be plugged? IMG 7726 and IMG 7727*

*-these are little things that make a good deck a great deck*

*per construction documents-*

*Was minimum 8" of compacted fill laid beneath the slab on grade stair bases? IMG0534 and IMG0537*

*How was the deck structure fastened to the footings? IMG0538*

*-these are items detailed on the construction documents*

*Also, in IMG0538 improper support shims were used and were not compressed before screwed  
I'm available to review these issues with the contractor and/or board members on site.*

*Please advise,*

*Thank you,*

*ML*

*Michael J. Lynch*

**PICUTRES INCLUDED IN EMAIL:**



## **DISCUSSION ON ADMIN GUIDELINES**

**ADJOURN AT 10:50pm**

**Motion by: Roger Crook, President**

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

Next Board Meeting is July 16, 2025

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