

PUBLIC MEETING: POA

Saturday June 16, 2018

ATTENDANCE:

Quirk, Andrew í í í P	Sarnowski, Shelby í í ..P	Veninger, John í í ..E
Ed Grala í í í ...í .P	Manzo, Rene í í í í .E.	Decina, Dennis í í . P
Colnaghi, Warren í .E		Zielinski, Gary í í ..E
Eric Zemsky í í í E	Sarnowski, Karen í í í P.	Dowling, Kristen í ...P
Gerace, Nicole í .í .P	Straubel. Kathy í ...í í P	Becker, Heather í ,....P
	Donoghue, Paul í ..í í P	Marino, Joe í í ..í ..P
Jones, Jim í í í í P.	Patton, Jim í í í ..í í .P	

P= Present E = Excused A= Absent

Attorney Present: James Romerí í í P

NUMBER OF MEMBERS ATTENDING: approximately 25 +board

The meeting was called to order at 10:01am Joe Marino.

Committee Reports Given:

Activities [x] Beach [x] Boathouse [] By-Laws [] Club House [X]
Dam Safety [X] Docks [X] Dredging [X] Easement [] Encroachment []
Environment [] Insurance [X] Legal [] Master Plan [] Membership [] Parklands [X]
Publicity [] Security [] Stumps [] Township [] Weeds [X]

Topics Discussed:

Activities: Heather reported that June 30 are the fireworks; July 28 rain date; July 2 fishing derby; July 21 – Farmer Phil, July 28 – hot dog roast; August 25 – Easement meeting, Music under the Stars; September 22 – Fall Fest – Brian Fitzpatrick

Activities committee meetings are 1st Tuesday of the month

Clubhouse: Joe reported that the beach bathrooms were repaired prior to beach opening.

Beach: Kathy reported the new beach hours are M-F 11:30 – 8:00pm; Sat/Sun 10:30 – 6:00; New beach manager- Sammie and new head lifeguard – Melanie; swim wristbands are being used again this year to assess a child’s ability swim safely and be able to reach the swim docks. Swim lessons, movie nights and kids’ activities will start in the beginning of July. Guest policy – guests may not be easement members.

Insurance: Dennis reported that we have increased our number of volunteers that are covered under our policy

Dredging: Shelby reported that we are in the process of getting the permits. Still trying to find a spot for spoils. Also, looking into hydro-raking – test run at Firehouse Cove. This would be very viable for long-term maintenance

Dam; Andrew reported that the dam has some issues that must be addressed: operating system needs to be replaced; valve house is leaking and trash rack needs to be installed. Cost is approximately \$50,000. We have an escrow account to deal with this exact situation.

Docks: Karen stated we have 10 people on waiting list; 3 are being processed right now; 11 people are in dock installation process, once this list is finished she will be focusing on docks in disrepair and once we have reached capacity a waiting list will be formed.

Weeds: Karen reported that weed harvesting would be occurring from Yardville cove over to Audubon Cove including the islands off Passaic.

Parklands: Jim reported that new docks are going into boat launch cove; some trees, etc. have been cleared out and trees/shrubs will be planted on a berm to create privacy from docks for property owners.

Questions asked by Members:

Member complained about grits coming from drainage pipe and filling in the lake bottom. Storm drains should be being cleaned by town as per lawsuit. Please report any drains needing cleaning to township.

Member asked if the board could address the township about grits flowing into lake at Firehouse cove. Jim reported that he didn't see anything that the board could do since it isn't on Parklands. The board suggested that the member contact the town.

Question on lawsuit – were they supposed to remove the silt from the lake? No agreement for town to remove silt already in lake. Audubon cove is on the list for dredging.

Member who is taking care of parklands in Firehouse cove is having trouble getting water to plantings she is trying to install. Jim volunteered to help with the plantings. Karen suggested a rain barrel be installed there.

Member questioned the amount of cash that we have as an association. He recommends putting the cash in an interest-bearing account. Nicole discussed that we have invested our available cash in an interest-bearing account. She mentioned that we have to keep an amount accessible for ongoing projects and she will look into the account discussed by the member as it is a money market account and would be accessible.

Member questioned about collections. Karen responded that she is in contact with Dolan and Dolan and may be using them in the future. Our existing collections mechanism is working well. Last year we brought in \$120,000 in past due easement. Right now there are approximately 53 dock owners that are delinquent. Approximately \$13,000. 2nd notices are going out soon.

Question about pulling docks in disrepair – What is the cost to the POA to remove these docks? Around \$200 to \$300. He suggests a bond that each dock owner posts to pay for a dock left in disrepair.

Question about why we can't reassign docks that are in disrepair. Dock book will help in being able to assess which docks need to be reassigned, as long as they are in an accessible area.

What is the legal dock size? 18' x 4' over 20' the board must approve

What is the status of the bulkhead replacement? Jim stated that it will occur this winter to coincide with the dredging in order to limit the number of times that the lake needs to be lowered.

When will lake lowering occur? Hopefully in October of this year.

When parties are held at clubhouse what are the hours when noise must cease? The town ordinance is 10pm for noise.

Question about non- members using the lake. Joe discussed that security is trying to increase random weekday surveillance. Ken suggested that members get the boat number of the boats that do not belong on the lake and report to the office for security to address.

Comment about the August public meeting being the last 2 weeks in August being challenging for people to attend due to vacations, etc.

Comment about how names of nominees are not made available prior to public meeting.

Question about short-term rentals: Member requests that our policy allow for short-term rentals to use lake if they have fishing licenses and/or no motorized boat use. She recommends that the policy support short-term rentals as they will improve the properties in our lake community.

- Paul addressed this about the fact that only easement members may use the lake according to our by-laws. He stated that we will discuss this at the next board meeting.

The meeting was adjourned at 11:47am.