

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
June 11, 2019**

Attendance

Abbruzzese, Michael	P	Jones, Jim	P	Sarnowski, Shelby	A
Becker, Heather	E	Manzo, Rene	P	Veninger, John	P
Colnaghi, Warren	E	Marino, Joseph	P	Zielinski, Gary	P
Culhane, Margie	P	Morrison, Debra	P	Zemsky, Eric	P
Decina, Dennis	P	Patton, James	E	Open seat	—
Donoghue, Paul	P	Quirk, Andrew	E	Open seat	—
Gerace, Nicole	P	Sarnowski, Karen	P		

P = Present E = Excused A = Absent R* = Remote – non-voting/quorum

Attorney Present – James Romer Yes

Public Easement Meeting 7:00 PM:

Else Pettinato and Libby Sukoff asked about green stuff in Firehouse cove. Rene Manzo said he would take a look. Else asked about a water source to water the plants in Firehouse Cove. Jim Jones said he would come up with a solution.

With a quorum present, the meeting was called to order at 7:20 PM by President Joseph Marino.

Motion to approve regular and executive minutes of May 14th, 2019 as corrected, by Margie Culhane, seconded by Eric Zemsky.

9 Yea's, 0 No's, 3 Abstentions

Correspondence:

- Beach at B2611 L6. Owner Weisbecker claims beach was previously approved.
- 46 Landing Road, regarding Docks Lonenhaupt
- B2007 L4, survey for new septic shows field and tanks on Parklands

Membership Secretary Report:

Current Membership as of end of May 2019 was:

POA – 572 (530)

Double Docks – 11 (13)

Tenants – 12 (4)

Specials – 8 (4)

Total POA – 603 (551)

Total Easement – 1,343 (1,358)

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
June 11, 2019**

(Numbers in parentheses represents 2018 numbers a year ago)

Our POA membership numbers look good when compared to last year and feel that annually we are slowly getting back up to where we had been in the early 2000's but we still aren't there. Easement numbers remain disappointing as far as current fee payments. For reference, here are some numbers starting with 2000 and running up to 2011. For this month look at May columns. We have a way to go.

MAY		June	
POA	EASE	POA	EASE
575	1484	646	1580
581	1470	650	1554
590	1549	659	1626
617	1613	659	1667
641	1607	685	1667
604	1563	637	1626
612	1481	669	1545
605	1432	654	1524
620	1456	667	1538
595	1383	653	1452
539	1261	636	1389

Interestingly, this year looks like we may not meet our budgeted late fees collections, another reason why our numbers might be a bit higher in membership with people paying earlier.

Other remarkable items are our Tenant numbers of 12 as compared to last year's numbers at this time. I will mention here that we had a tenant call and want to join. We could not get in contact with the PO and asked the tenant for a copy of their lease. The lease that they provided was expired as of 4/30/2018. Tanya and I discussed it and she was told that in order to join we would need a current lease, and if they did not have a written lease than a letter from the landlord stating that they were the current tenant and that the term was longer than 6 months. A current utility bill showing their address with a recent date of a postmarked envelope. They had been asked for this prior and stated that they didn't have any utility bill. And a signed membership application. It was explained that Tenants do not have any deeded lake rights to our private lake and membership to tenants is offered as a courtesy, but we needed to be diligent in insuring that applicants were actual tenants. As of this time I do not believe we have rec'd anything from the tenant. Those on the board know that we have had supposed 'tenants' use our lake when they were in fact, not tenants and we have had past owners continue to use the lake after moving from UGL, so we are being careful with this.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
June 11, 2019**

We have had people complaining that they didn't get their boat stickers, and, in every case, they have not completed the information requested at the bottom of the returned form. Others complaining because they have to resend in boat info. This is because in many cases we have 2,3,4, or more motorized vehicles listed for people and we are looking to "clean up" the database. When we sent letters out to people last year notifying them that we were limiting the number of motorized crafts an address could have, we received numerous responses that they no longer own the listed boats and in some cases for many years. So, we will have a better handle on the boats that we really do have out on the lake (potentially).

As for collections, we have collected three late fees for last year's docks and on the Easement side we continue to collect from some foreclosures, voluntary payments from those in arrears and from legal and non-legal collections. We have been awarded judgements on a number of cases that went to legal. We have a number of property owner's ready to go to legal collections that are only missing the deed. We had hoped that Will might have been able to pull them since he knows the routine well at this point, but he has not been able to get to it. We will in all likelihood have to give the files over to Masessa's without the deeds and his office will have to obtain them.

Treasurer's Report:

Commentary for May 2019 financials:

POA

- Total current year easement fee payments are 66% (total is 82%)
- Net past year collections total \$67,646.60.
- Part time employee is up to 89%, so we will be limited on use of part-time employees for the remainder of the year unless we elect to utilize contingency fund to cover.

Easement

- We are at 92% collection of current year POA membership dues.
- Fireworks are at 116%, however this amount includes the \$2,500 surety bond, which will be refunded.

Discussion on fireworks and how donations are applied. There is a new minimum from Garden State fireworks for \$12,000 for future shows.

**Motion to approve May 2019 financials by Paul Donoghue, seconded by Karen Sarnowski.
11 Yea's, 0 No's, 1 Abstentions**

Discussion on proposed 2020 POA budget, beach increase, and clubhouse increase. It was suggested we raise Clubhouse rental fees: POA members \$290 to \$320, Easement \$430 to

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
June 11, 2019**

\$460. Wedding rentals are three days and are currently \$650 for all, suggested \$750 for POA members, and \$900 for Easement.

Motion to move to Executive Session at 8:36 PM by Margie Culhane, seconded by Rene Manzo.

12 Yea's, 0 No's, 0 Abstentions

Motion to leave Executive session at 10:00 PM by Nicole Gerace, seconded by Eric Zemsky.

11 Yea's, 0 No's, 0 Abstentions

Unfinished Business:

Committee Reports:

A) Activities:

B) Beach:

We had a satisfactory Beach health inspection and bathing license review. Big shout out to Jim Jones and team for helping to have the bird-netting installed in the pavilion prior to beach opening!

The 2019 Beach Season has been progressing nicely and we have implemented a few changes to help minimize unnecessary over-staffing and maintain strict adherence to the Beach Payroll budget.

Swim Lessons are slated to begin the week of July 1st, and Sammie is working on the class schedule to be distributed shortly.

C) Boathouse:

We have received the insurance payout for the damaged electrical system at the old firehouse based on the estimate by Kenny Hall Electric. Kenny was given the go ahead to pull the appropriate permits and execute the work as soon as possible.

Nicole Gerace was at the boathouse on Saturday and noticed that there were boats removed that she was not present for removal. It is uncertain how individuals gained access to the boathouse without permission. Second, there are trailers currently stored in the boathouse which must be removed. The only trailers that should be in there at this point are those belonging to the UGLPOA. An inventory will be performed of items currently in the boathouse and anyone with property still in the boathouse should receive a removal notice.

Now that the boathouse is (or should be) empty, we should discuss next steps for storage and future boathouse plans.

D) Clubhouse:

Joe Ponzio, Rene and Nicole met discussing budget and need for increase.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
June 11, 2019**

E) Dam:

F) Bylaws Rules & Regs:

G) Docks:

There is a piece of property on Warwick Tpke. that is used for parking and may provide dock access.

Current List: Docks to be assigned - 11, but there are another five yet to be processed

Docks to be assigned at Lakefront Property Owners - 8 with 1 in process, 2 with existing docks that we just need to confirm, 1 is done but needs checking, 1 is bulkhead parking we believe and there is at least one additional in the five that have not been processed.

I know this because she was yelling about it and when we looked to see when the ap was submitted it had only been since the Tuesday after Memorial Day weekend. In this case also, she stated that a board member told her she didn't need anyone to come out because she was lakefront. I don't know if this is true or not but will say that even when applicants are lakefront we DO go out or at least have pictures and info to make an informed decision about dock placement. Otherwise it may come back to be a problem with placement at side yard boundary thereby encroaching into a neighbor's "space". It has happened many times and it's a mess to deal with. Please don't give out erroneous information, it makes the committee's work that more difficult and it makes it even more difficult for Tanya in the office dealing with people who were given inaccurate info.

Dock Repairs: 15, but many were sent emails to make the stated repairs and for the most part it is just following up thru an email and potential site visit. Some are also in process.

Mike will be taking over assigning the lakefront properties. I think to start this is a good way for him to get his feet wet. We will move forward after these are completed as makes the most sense.

I have met with a number of people and done some new assignments. I have had to do things again, that I already had done in the past (marking out assigned dock locations.) I am hopeful to get the bulk of people assigned before 7/6.

I am temporarily relocating one dock owner due to safety reasons and spent time looking for options close to DO's home. That assignment should get done in the next week.

Spaces continue to be dwindling but we are looking to develop some new areas for docks and parklands access. Asbury Court is one that I spoke about last year. Plan to get some prices on

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
June 11, 2019**

the clean-up of the area and once that is complete some Landscaping may be required and some work at water's edge. This is on the east shore off of Lake Shore.

Another location that I am going to look for proposals on development is the lot that we purchased a number of years ago on Point Breeze which will give us Parklands access and room for a couple of docks for nearby residents. The Island Section has a high population and available areas along accessible Parklands is dwindling. This will give us a few docks for anyone that can walk to the location. Parking in the area will not be allowed due to the width of the roadway and no side parklands to park because of the land drop-off.

On the north end of the island I will be assigning spots that are available and would also like to lay some gravel so that people can pull in and park and not be driving all over the grassy areas over there since it looks really nice there currently. I'd also like to see some benches set for people to hang out and enjoy the lake or fish. We can look at this later in the year.

The area that was developed across from the Clubhouse parking and trailer parking still has 3 spaces to have docks installed. One is in process and I need to contact another that was assigned and not installed. We had held open one space for the new owner of the house right there but as of now there has not been an application submitted. We may want to reach out to the new PO and if not interested that will give us another spot for assigning.

We have letters from both Landing Rd. residents that we have deemed that their docks be moved to behind their lakefront homes. I will read these at the meeting for discussion along with Jim and my discussion on how we are going to assist them in the moving.

As usual, Docks have kept me busy since returning from vacation and will continue to take a lot of my volunteer time.

H) Dredging:

I) Easement:

J) Entertainment:

K) Environmental:

L) Legal:

M) Master Plan:

N) Parklands:

O) Publicity & Public Relations:

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
June 11, 2019**

P) Security:

Boat launching off Belford on someone else's property then through Parklands has been reported. They are not POA members. A letter will be sent not to launch off of Parklands.

The Security staff has been out quite frequently, and we have added random mid-week patrols in attempts to catch trespassers trying to avoid the weekend security staffing. The crew has been given the directive to keep the boat patrolling the water as much as possible, while leaving a guard at the launch for verification of launching vessels.

Several board members expressed concern over boating safety violations and activities in the stump field. I have relayed these concerns to the head guard for closer watch.

Q) West Milford Lakes Association:

R) Weeds:

Second half of UGL lake treated with Sonor. Areas of filamentous algae treated. Mt Laurel lake treated. Water clarity is good. Would like to be able to post weed reports on web site.

S) Insurance:

Dennis Decina will sign insurance renewal.

S) Ad Hoc Committees:

- 1. Storm Drain:** The drain on Lake Shore (north) across from Maple Rd was completed. I erroneously thought that the neighbor was installing a septic because of the tank that was exposed and had Matt go down town to see what was up, but no one knew. Then it dawned on me that it was the storm drain!! No one had notified us of work beginning. Shelby reported that the one by Dave Lynch's old property was being worked on also. I don't know if they did the work near the church over on Warwick Tpk yet. Normally I hear from Erik, but there was no contact this year from him to give us a heads up.
- 2. Bulkhead:** Eric Zemsky presented a form for people requesting bulkhead repairs to fill out. Received a letter requesting to plan sawgrass to deter geese. Eric Zemsky will respond.

NEW BUSINESS:

Motion to adjourn the meeting at 10:12 PM by Paul Donoghue, seconded by Gary Zeilinski.
0 Yea's, 0 No's, 0 Abstentions

Respectfully Submitted by Paul T. Donoghue