

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
August 13, 2019**

**Attendance**

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

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

Attorney Present – Susan Champion Yes

With a quorum present, the meeting was called to order at 7:19 PM by President Joseph Marino

The POA public meeting is 8/24/19 at 10:00 AM. The board was asked to come early to help setup.

**Motion to approve regular and executive minutes of July 9<sup>th</sup>, 2019 board meeting as corrected by James Patton, seconded by Margie Culhane.**

**13 Yea's, 0 No's, 2 Abstentions**

**Motion to approve minutes of June 15<sup>th</sup>, 2019 POA Public meeting as corrected by James Patton, seconded by Margie Culhane.**

**14 Yea's, 0 No's, 2 Abstentions**

**Correspondence:**

- 86 Point Breeze Drive application to modify septic – not near lake
- 11 Laramie Trail B7 L2 notice of public hearing before Zoning Board of Adjustment to modify garage – not near parklands
- Email received 84 Race Track Road complaints of parking issues, blocking his lake view, and trash from non-neighborhood dock holders. Questioning if friends of dock holders are using docks. – It was suggested he call the West Milford Police for any suspected illegal activities. Dock holders need to be courteous, i.e. noise, trash, parking, etc.

**Membership Secretary Report:**

**Current Membership as of end of July 2019 was:**

**POA – 636 (630)**

**Double Docks – 11 (12)**

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**Tenants – 16 (14)  
Specials – 8 (6)  
Total POA – 671 (662)**

**Total Easement – 1,432 (1,504)**

**(Numbers in parentheses represents 2018 numbers a year ago)**

- Easement delinquency letters went out.
- Dock delinquency letters went out. 30 dock applications: 5 reassignments, 1 shared, 23 are lake front
- Discussion on dock removal, reassignment, and boats illegally kept on the lake overnight
- 550 Warwick Tpke. – New property owner. Property is Steven’s Estate (non-Easement), needs to be a special member to use the lake
- Question on new property owner on Warwick Turnpike, also a special. They will need to submit application to be considered as a special member.

**Motion to approve 550 Warwick Tpke. as a Special member by Karen Sarnowski, seconded by Andrew Quirk.**

**15Yea’s, 0 No’s, 1 Abstentions**

**Treasurer’s Report:**

**Motion to approve July 2019 financials by Paul Donoghue, seconded by Margie Culhane.**

**16Yea’s, 0 No’s, 0 Abstentions**

**Motion to approve 2018 draft audit report, will need to update with a footnote for the recently filled lawsuit by Paul Donoghue, seconded by James Patton.**

**15 Yea’s, 0 No’s, 1 Abstentions**

- Discussion on 2020 POA budget. Increases needed for beach payroll, clubhouse capital improvement, fireworks. Clubhouse maintenance.
- Discussion on if POA members need to vote on POA budget. Attorney advised since POA membership was optional, they do not. It was pointed out that we have always asked the POA members to vote on any budget increase.

**Motion to present a \$25 increase to the 2020 POA membership fee by Dennis Decina, seconded by Shelby Sarnowski.**

**16 Yea’s, 0 No’s, 0 Abstentions**

**Unfinished Business:**

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**Motion to move to Executive session at 8:36 PM by Paul Donoghue, seconded by Shelby Sarnowski.**

**16 Yea's, 0 No's, 0 Abstentions**

**Motion to leave Executive session at 10:04 PM by Nicole Gerace, seconded by Gary Zielinski.**

**15 Yea's, 0 No's, 0 Abstentions**

**Committee Reports:**

**A) Activities:**

- Music Under the Stars w/McDermott Brothers on Aug. 24th from 7 - 10pm
- 9/14 Music under the stars. Need lifeguard and the key to the pavilion to access power.

**B) Beach:**

- Beachgoers are now required to wear beach tags at all time, lanyards are now available for \$.50 for those that would prefer not to pierce their suits.
- Beach season is progressing nicely, and swim lessons have come to a close.
- The Staff had their staff party on Friday, August 9th after the beach had closed.
- We are tracking under-budget for beach payroll, and plan to utilize any excess for cleaning out the swim lanes during the drawdown.
- We will be looking to purchase a new rescue board at the end of the season with remaining funds.

**C) Boathouse:**

- As detailed in the dam report, certain parts for the dam repair went missing from the boathouse. Nicole Gerace will be changing the code for the boathouse this weekend and will provide the code to Tanya. Anyone that needs it should contact Nicole Gerace at the phone number or email on record. No boats, trailers, etc. should be stored in the boathouse going forward.

**D) Clubhouse:**

- New front door is installed, and it looks amazing.
- Dennis Decina handed out quotes for a replacement asset study of the clubhouse. GWG \$4,000 + \$2,000 reserve, ATD Consultant \$2,450, French/Pariello \$3,200 to \$5,700
- This update provided by Dennis: Clubhouse door was installed, finally, and as you all know it was not an easy process. I came into this project late, and I know Gary had to go through many rejections of the initial designs, and materials, and of course prices to get us our much-needed doors...Thank you Gary. Heather Becker recommended the company to buy and install these doors, and there were some definite hiccups, but they are in! Thanks Heather. I met them there the day of installation, and the color, wood finish, quality, and security of these doors is great. They could not install the brick molding (outside molding), insider trim extensions, and molding, etc. It seems the old doors were sandwiched in with many shims, pieces of wood, end when removed, the new doors had to be made to fit properly in the opening. The alarm sensor wires were connected above the door, and Tanya says we're ok without them for now, as the

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building alarm and sensors still function well enough. We will visit this in the future and wire new sensors for the doors themselves. Joe Ponzio had made mention of the saddle being a trip hazard. I met Doug the contractor there, to review the finishing work. Doug measured and noted he would trim and adjust the saddle, install new pvc brick molding, new trim and extensions on the inside, adjust the doors, and cut and install an oak extension from the tile floor to the aluminum saddle. He gave me an estimate this past weekend of \$880, and I gave him the go ahead to do the work this Thursday, so the clubhouse would be ready for this weekend rentals.

- RESERVE STUDY / CLUBHOUSE EVALUATION: Karen S. recommended a few firms...thanks Karen. I contacted three to five engineering firms, including French / Pariello in Holmdel, as my nephew is the Senior Vice President there. Told them of our goals, wants needs, and provided rough building specs, and have secured three good estimates, as well as a couple of sample studies that I will discuss and distribute at tomorrow's meeting.

**E) Dam:**

- Diving Services arrived to complete the installation of the new operator and stem but found that a wedge was missing in the storage area of the Old Firehouse. When the divers were in the water, they found that two additional wedges were missing since their last inspection in the Summer of 2018. It is speculated that due to the age of the system parts detached during the drawdown last year. Consequently, the work could not proceed, and new parts have been ordered with installation slated for mid to late August.
- The depth gauge at the Dam is no longer erect and scratch marks on the stainless steel suggest that a boat hit it. It would have to be removed to straighten it so we will leave it as is for now.
- Garbage was cleared from the area of the Dam and vegetation cut back. Quarterly inspections continue to be performed.

**F) Bylaws Rules & Regs:**

- No report.

**G) Docks:**

- Dock application for firehouse cove. Applicant wants an oversize dock due to conditions. Will be same as adjacent dock. Needs Board approval

**Motion to approve oversize dock application for firehouse cove due to conditions, allowed to be same size as adjacent dock, by Paul Donoghue, seconded by Eric Zemsky.**

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

- Debra Morrison mentioned differences of rentals versus fulltime residents who do not maintain their properties. Feels that AirBnB drives attractive properties and increased property values. She does not want to stigmatize UGLPOA. It was suggested we table discussion for a broader short-term rental limit to the future.

**H Dredging:**

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- Dredging Meeting was held last night 8-12-2019 to kick off this year's plan to dredge. We are currently finalizing the RFP to be sent out to contractors around 9-3-2019. The plan is to ask for hard bids with a mix of unit pricing in lieu of just unit pricing. This will give us a better idea of what each cove will cost. We are going out to about 8 contractors for pricing.
- Depth of Lake Lowering permit needs to be discussed tonight. Dredging Committee would like to apply for 5' or 6" lower than last year's permit. There were still some pools of water in Witte and Boat Launch when we reached 54" last year. Goal is to submit application at the end of this week following tonight's meeting.
- We reached out to our Aquatic Consultant to revise proposals for fish salvaging and stocking of fat heads.

I) Easement:

- No report

J) Insurance:

- As per Paul Donoghue's suggestion, I sent a copy of complaint summons to our insurance rep. I received a call today and we are playing phone tag. Waiting for a call back to see our next step, options, etc.

K) Environmental:

- The month of July seems to have been consumed with discussions and meetings regarding the Harmful Algae Blooms (HAB) that caused Advisory notices to be issued by NJ DEP at Lakes Hopatcong and Greenwood, and how we monitor UGL and the steps we would take in the event of HAB. Numerous phone discussions with the Chairman of Weeds Committee and Larry Kovar of Aquatic Analysts (AA) have occurred and photographs of areas of concern have been forwarded. As noted last month we have instituted a policy of Seechi depth readings. AA were engaged to take Phosphorous and Nitrogen readings at three locations used in the more expansive Water Quality testing done in 2007 and 2017. The results should be back soon
- I attended and the West Milford Lakes Association meeting July 15<sup>th</sup> and the Greenwood Lake Commission meeting on July 24<sup>th</sup> where experts from NJDEP, Montclair State University and NY DEC presented detailed information on HABs.

L) Legal:

M) Master Plan:

N) Parklands:

- Encroachments: A letter is going out to dock holders, parklands adjacent properties, and properties across the street from parklands on notice of improper use of parklands.

O) Publicity & Public Relations:

P) Security:

- No report.

Q) West Milford Lakes Association:

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- Planned Real Estate Development Full Disclosure WMLA Act. (PREDFDA) and the new state "Rain Tax" were discussed. In addition, work began on the response to the Township draft ordinance regarding short term rental units. We need to contribute ideas as Paul Nietzer will speak at the August 14<sup>th</sup> Council meeting.
- NJCOLA meeting was attended by Kathy Straubel and consisted of more discussion of PREDFDA. And also Bill S3661 / A5043 Amendments concerning mandated Lake Association fees.

R) Weeds:

- Have been doing weekly Secchi depth readings with Andrew and aquatic analysts. Lake observations and decreasing Secchi depth readings suggested increasing algae of indeterminant type.
- A water sample was taken for Phytoplankton analysis on 8/8. Results avail on 8/12. The blue-green algae (Cyanophyta) cell counts total 8,354 cells/ml and the dominant species is Anabaena flos aquae. The group of green algal, Chlorophyta are the dominant algal group. The threshold for blue-green algae (Cyanophyta) in New Jersey is 20,000 cells/ml for recreational activities in lakes and ponds. Results show a good mixture of algae species with the majority representing good algae.
- Half of lake treated with copper sulfate on 8/9 at a cost of approx. 20k. Larry charged 85.00/ acre. Other proposal was 231.00/ acre.
- Secchi depth readings had improved by Sunday two days following treatment. Monitoring will continue. Further treatment will be applied as needed.
- Will be performing minimal weed treatment as can precipitate an algae bloom. Prob wait till beginning of September when chance of adverse effects is less. The drawdown will not reliably control weeds and only certain types are susceptible. Should try to keep drawdown of short duration.
- Should consider a septic leachate study and evaluate areas of potential nutrient loading. Dredging could remove a lot of organic nutrients.
- Probably need to make people aware again about fertilizer, phosphorus, nitrogen use, septic pumping.

S) Ad Hoc Committees:

1. Storm Drain retrofit: Work is done for the year. Karen Sarnowski will double check status of project.

**NEW BUSINESS:**

- James Patton resigned from the Board of Trustees.

**Move to adjourn at 10:34 by Paul Donoghue, seconded by Eric Zemsky.**

**Approved by acclamation**

Respectfully Submitted by Paul T. Donoghue