

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
SEPTEMBER 10, 2019**

**Attendance**

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

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

Attorney Present – James Romer Yes

With a quorum present, the meeting was called to order at 7:35 PM by President Joseph Marino.

**A motion to approve the regular and executive August 13<sup>th</sup>, 2019 meeting minutes, as corrected, was made by Shelby Sarnowski, seconded by Andrew Quirk.  
10 Yea's, 0 No's, 0 Abstentions**

**Correspondence:**

- Complaint from property owner that several boats from Moe Mountain Fishing Derby went close by his boat at high speed and nearly swamped his boat. Will forward complaint to Moe Mountain club president.
- 54 Landing Rd. – Eric Slabaugh – He is against reassignment of dock locations on Landing Rd.

**Motion to defer executive elections until October meeting by Eric Zemsky, seconded by Dennis Decina.  
10 Yea's, 0 No's, 0 Abstentions**

Nicole Gerace was appointed as Legal Chair.  
Eric Zemsky was appointed as Publicity Chair.  
Debra Morrison was appointed as Easement Chair.

**Motion to move October 8<sup>th</sup> meeting to October 15<sup>th</sup> due to Jewish holy day by ?, seconded by Debra Morrison.  
10 Yea's, 0 No's, 0 Abstentions**

**Membership Secretary Report:**

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SEPTEMBER 10, 2019**

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

**POA – 642 (637)**

**Double Docks – 11 (13)**

**Tenants – 16 (14)**

**Specials – 8 (6)**

**Total POA – 677 (670)**

**Total Easement – 1,491 (1,542)**

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

**Treasurer's Report:**

**Unfinished Business:**

**Committee Reports:**

**A) Activities:**

- Activities Committee had another successful Music Under The Stars in August.
- September Events:
  - September 14 - 7pm, Music under the stars, Orzack's Road
  - Sept. 20th - 7 pm, Paint Party

**B) Beach:**

- Beach is under budget on beach payroll.
- Complaint received by mother of beach goer about picture of daughter in Messenger.
- Need to coordinate pulling swim platforms.
- The 2019 Beach Season has come to a close. We still have a few days of payroll to be paid out and anticipate using the remaining payroll for beach cleanup and raking of the swim lanes while the lake is lowered.
- With the remaining funds we will be purchasing a new rescue surfboard, buoys for the perimeter, and swim bubbles for swim lessons.

**C) Boathouse:**

**D) Clubhouse:**

- The clubhouse door installation, which finally happened a few weeks ago, was not up to snuff, and I contacted the gentleman who sold, and had it installed. He sent a tech over on Aug 30th, who I met with, and after a few hours, the door issues were addressed and corrected. It is ready for trim. Doug was hired and ordered all materials prior to him joining the board, so we will have to work out something with him. He is scheduling finish work.

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SEPTEMBER 10, 2019**

E) Dam:

- I attended a Desk Top Functional drill conducted by Mike Moscatello from West Milford's Office of Emergency Management. Emergency Action Plan (EAP) was discussed.
- Reinforcement of the riverbank at Riverside Drive was performed to prevent erosion.
- New wedges are being manufactured for the plate and hopefully work will be completed by Diving Services the week of the 23rd of September. They have assured me that the planned drawdown on October 1<sup>st</sup> can proceed even if they encounter any delays. Jerry Cross has been informed and will be available if needed.

F) Bylaws Rules & Regs:

- No report.

G) Docks:

- 

H) Dredging:

- Lake Lowering Permit application has been submitted for 5'. We have asked Larry to move forward with pulling Fish Salvage and Restocking permits (which are required prior to approval of Lake lowering Permit). It has been confirmed with NJDEP that the Prevailing Wage Act does not apply to our dredging projects. Sent Non-Disclosure Agreements to several contractors so they can receive bidding documents. In process of getting bid documents out to contractors. Plan is to have preliminary pricing by October 18, 2019 with final pricing received by November 5, 2019 after visiting the coves and seeing the lake lowered. Notice to proceed will be provided to contractors after November 12, 2019 Board Meeting.
- Need to coordinate lake lowering with fish salvage operation. Need to have boat access for fish salvage.
- Need to communicate lake lowering and coordinate with Fire Department and Office of Emergency Management.

I) Easement:

- Need to work on requirements for 2020 budget.

J) Insurance:

- Directed our recommended law firm to deal with Paul to coordinate a meeting for all board members who were served with our lawsuit (s).

K) Environmental:

- Picture of algae in Audobon Cove circulated to board. Property owners could not access docks.
- Reports of large amounts of Lyngbya in Audubon were received from two Homeowners. The quantity was so much that they could not use their docks or any self-propelled boats. Swimming was out of the question and potentially harmful for both humans and dogs. Aquatic Analysts treated the area but going forward the Board should consider possible removal of the Lyngbya before it gets to nuisance or harmful levels.
- Karen Sarnowski, Dennis Decina, Michael Abbruzzese and Andrew Quirk removed Lyngbya from Dover cove by using rakes and a kayak.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
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- Plans for the WIP are slowly progressing but it was decided to approach West Milford Township as “partners” as we have had a poor/slow response from the County.

L) Legal:

M) Master Plan:

- No Report

N) Parklands:

O) Publicity & Public Relations:

- Eric Zemsky has been assigned as the chairperson for Publicity and Public Relations

P) Security:

- Chairperson responsibilities has been transferred to Mike Abbruzzese. Joe Marino will continue to work through the handoff of responsibilities, but Mike will be the main point of contact moving forward.
- We have two proposals/quotes for the upgrade of the security cameras.
- Mike will attempt to have another before next meeting to meet the required three. However, there are not many CCTV camera vendors in our area and I'd like to find someone established and responsive that is relatively close geographically.
- During Mike's walk through with the last vendor and Dennis Decina... Tanya brought to our attention how antiquated the current alarm is. So, Mike will also get quotes to upgrade that.
- Mike met with Ken Hall on Sat 9/07/2019 and discussed a plan to have "Guidelines of Enforcement" for the Security Team come spring 2020. Mike would like to map out what it is "specifically" the board would like from them.

Q) West Milford Lakes Association:

- Functional Drill for EAP attended on Sept 5th.

R) Weeds:

- Repeat survey after algae treatment with copper sulfate demonstrated lake clearing.
- Several coves were treated for lyngbya algae.
- Water clarity is good, and temps are down and should be past any threat of an algae bloom.

S) Ad Hoc Committees:

1. Storm Drain:
2. Bulkhead:

**Motion to enter Executive session at 8:47 PM by Paul Donoghue, seconded by Debra Morrison.**

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

**Motion to leave Executive session at 9:47 by Paul Donoghue, seconded by Eric Zemsky.**

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

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SEPTEMBER 10, 2019**

**NEW BUSINESS:**

**Motion to adjourn at 9:51 PM by Debra Morrison, seconded by Heather Becker.  
Approved by acclamation.**

Respectfully Submitted by Paul T. Donoghue