

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF TRUSTEES MEETING

October 15, 2019

ATTENDANCE:

Jones, Jim Jones	P	Colnaghi, Warren	P	Manzo, Rene	P
Zielinski, Gary	P	Gerace, Nicole	A	Sarnowski, Karen	P
Marino, Joseph	P	Decina, Dennis	P	Sarnowski, Shelby	P
Quirk, Andrew	P	Zemsky, Eric	P	Donoghue, Paul	P*
Becker, Heather	P	Culhane, Margie	E	Morrison, Debra	P
Grayson, Doug	P	Abbruzzese, Michael	P	Open Seats (3)	

P= Present E = Excused A= Absent P*present via Skype

Attorney Present: James Romer Yes

With a quorum present, the meeting was called to order at 7:13 pm by President Joe Marino.

A motion to approve both the regular and executive September 10, 2019 meeting minutes, as corrected, made by Rene Manzo, seconded by Michael Abbruzzese. 9 In Favor, 0 Opposed, 3 Abstentions.

Paul Donoghue suggested we approve the minutes that Debra Morrison took at the August 24, 2019 public meeting. **A motion to approve last month's public minutes taken by Debra Morrison was made by Shelby Sarnowski, seconded by Jim Jones. 9 In Favor, 0 Opposed, 3 Abstentions.**

General Business:

Joe Marino advised Doug Grayson, the most recently elected Board Member, as to the parameters of the board, and its operations and procedures.

Joe Marino urged trustees to attempt to make comments that don't endlessly prolong discussion, but rather allow us to vote sooner rather than later.

Joe Marino reminded committee chairpersons to steer clear of using pronouns (I, me, we, etc.) as it may be confusing when reading the written minutes as to the identity of the speaker.

Everyone introduced themselves and their committee responsibilities for Doug Grayson's benefit and familiarity.

Warren Colnaghi made a statement that when he moved here he "inherited a bad lake," and he hopes that with his years of volunteer service he has "given us a good lake, and wishes for us to give a great lake to his grandkids." He then left the meeting, effectively resigning his Board of Trustees position.

Officer Elections:

Nominations were as follows:

- ☐ Eric Zemsky nominated Margie Culhane for Secretary, Shelby Sarnowski seconded the nomination.
- ☐ Joe Marino nominated Shelby Sarnowski for Vice-President, Eric Zemsky seconded the nomination.

- ☐ Karen Sarnowski nominated Paul Donoghue for President, Heather Becker seconded the nomination.
- ☐ Michael Abbruzzese nominated Dennis Decina for President, Gary Zielinski seconded the nomination.
- ☐ Joe Marino nominated Karen Sarnowski for Membership Secretary, Heather Becker seconded the nomination.

Joe Marino volunteered to serve as Interim Treasurer, and added that a search committee should be convened to find someone to serve as a permanent Treasurer. Votes were submitted by written ballot and counted by both Heather Becker and Debra Morrison.

Vote Results: Dennis Decina received 8 votes for President, Paul Donoghue received 4 votes for President; Dennis Decina was declared Upper Greenwood Lake Property Owners Association Board of Trustees' new President.

A motion was made to accept the nominations for Offices-Other-Than-President by Debra Morrison, seconded by Andrew Quirk. 12 In Favor, 0 Opposed, 0 Abstentions.

President – Dennis Decina

Vice-President – Shelby Sarnowski

Treasurer – Joe Marino (acting)

Secretary – Margie Culhane

Membership Secretary – Karen Sarnowski

Correspondence:

493 Lakeshore Drive resident proposed a plan to install a new IM 1060 septic system on Parklands; POA requested a survey and plan. He already has non-conforming structures on Parklands; a large deck, etc. Eight months ago he asked us for permission and we asked him for more information back then.

Gary Zielinski feels the resident's request should be approved; Andrew Quirk wants to explore ANY way to avoid installing septic on Parkland. However, if any septic is installed on Parklands, homeowners should purchase systems that avert producing high levels of bacteria that could negatively affect the lake. Discussion abounded as to new systems that purport to reduce up to 85% of bacteria.

Board will put in an inquiry to Doug McKittrick, Engineer (Princeton Hydro) to determine options to install 130' to water's edge. Action Item: Inquire about various systems that adhere to acceptable levels of bacteria.

Block 2015, lot 5 resident wrote to Board requesting an explanation about the property's delinquent association fees. Resident apologized for non-payment and is described as permanently disabled and partially paralyzed. He stated that when he inherited the plot, he didn't comprehend that he couldn't afford to pay the fees. He requested a waiver of past due fees of \$1,884.08 (total due 2,441.30) in exchange for just paying his dues going forward.

A co-habitant, Mr. Firestone, was apparently paying the fees prior to Mr. Firestone's death. Board discussed requesting more information about how long the letter's author has been the sole owner and singularly responsible for the fees. Current resident wants to join the beach, so since he anticipates having enough funds to join the UGLPOA, the Board floated the idea of him assuming a monthly repayment plan of unpaid dues.

531 Lakeshore Drive resident is claiming discrimination against non-motored boats. She complains about having to move chairs, kayak, etc. to the lake every time they wish to sit down by the lake. She says the motorized boaters and jet skiers have a benefit that she does not enjoy.

Joe Marino explained the history of guidelines for storing property according to the bylaws; i.e., no encumbrances on parklands. Such letter was sent to ALL affected lakefront homeowners so as to avoid looking like the POA is targeting specific folks for non-adherence.

Action item for tonight: Joe Marino suggested we get something out to the public now in response to the backlash to the earlier 'blanket letter' to all lakefront homeowners. Karen Sarnowski read a letter she has composed to send to these homeowners. The entire board has agreed to send this letter, as written and read, as a clarification rather than an apology. More volunteers from the public should be recruited to observe and enforce the POA rules.

Blueberry Island Update:

Bob Moskin has been in conversation with the Town of West Milford for three years to buy Blueberry Island. The UGLPOA purchased the island for the minimum bid of \$8,200. POA paid 10% on the date of the sale and owes the balance. The question remains as to which budget line to pull the remaining purchase funds from. POA will also do the title search now.

There were no easements when the island was turned over to the town, so Bob will argue to erase the legal fees associated thereon.

POA would buy the property. In the past, Judge Reisner opined that we weren't to encumber the easement with any other expenses.

Board discussed funding it out of a 2019 line; perhaps out of contingency. Paul Donoghue stated contingency provides for it, yet he will go back into his notes to uncover past details.

Jim Romer will get Judge Reisner's opinion and send it to the Board.

Membership Secretary's Report:

Current Membership as of end of September 2019:

POA - 643 (639)

Double Docks - 11 (13)

Tenants - 16 (14)

Specials - 8 (6)

Total POA - 678 (672)

Total Easement - 1537 (1550)

Numbers in parentheses are 2018 numbers for September.

Treasurer's Report:

Motion to approve the September financials made by Shelby Sarnowski, seconded by Eric Zemsky.

12 In Favor, 0 Opposed, 0 Abstentions.

Committee Reports:

Environmental:

Andrew Quirk will take over monitoring and not make any changes. The algae test costs were reasonable. Paul Donoghue suggested increasing money allotted for Dam for the upcoming change of the plate; costs will be known in November. The last estimate was \$180,000. He noted that at the last easement public meeting, it was voted to take \$30k from the reserve and put it into the escrow account, which was done last week. So, that balance has an additional \$30k that COULD be used for the Dam.

It was decided to determine the current list of easement properties, because as the number goes down, it will be necessary to divide the total cost by a potentially smaller number of easement properties.

Debra Morrison will email Joe Marino with a couple of typo corrections on the P&L.

Docks:

13 fewer members than 2018, yet more memberships expected to be coming in.

536 Warwick Turnpike submitted an application for special members and asked for dock and bulkhead approval. They had been deemed a special member in the past.

Motion to approve the special membership to the Jacobs' family made by Joe Marino, seconded by Andrew Quirk. 12 In Favor, 0 Opposed, 0 Abstentions.

Security:

Three proposals were received for the necessary security upgrades at the clubhouse:

1. \$10,075 for cameras only.
2. \$12,150 for cameras, alarm upgrade, beach gate access, fire department knock box, and an intercom/buzzer system for the reception area of the clubhouse.
3. \$13,536.81 for a proposal with items not needed nor asked for. Vendor was difficult and unresponsive.

Michael Abbruzzese recommended Bid #2 as the most responsive bidding vendor.

Paul Donoghue suggests that approximately 30% of the project's budget should be allocated to Easement, since the office is for the use of all members including easement.

Clubhouse:

CWG Williams Group will be hired to do a full reserve study at a cost of \$5,500-\$6,000. The board discussed when Dennis can hire them; it was agreed that it will happen in January 2020.

Bulkheads:

There was discussion about impounding a boat because the resident has been dock-hopping. Jim Jones believes Phil Barbaris may be able to get it out and that the owner should pay Mr. Barbaris. It may be possible to charge him for theft of services for using docks without paying.

Security is supposed to check for presence of stickers or lack thereof on all boats, as per Paul Donoghue. Michael Abbruzzese wants to know WHAT action he can take against those in violation of rules.

Karen Sarnowski asked Jim Jones about a tree that he cut it down. He responded it was advertised to the public for firewood.

Jim Jones asked someone to build a fence around the dumpster because it looks hideous. Joe Marino volunteered to assume this job.

Dennis Decina asked Jim Jones when they're doing the driveway. Jim doubts the driveway will get done this year. He would propose a rain garden, but doesn't think it's viable. Rain gardens capture water and create a pond with local plants to absorb the water. That water can't go into the lake, it goes into the land itself.

Discussion commenced about driveways: which is POA property and which is town property.

Dennis Decina proposes that the sewer and the drain which is collapsing need to be addressed, especially due to aprons via saw cuts that will occur. Karen Sarnowski suggested we call the town to address the collapsing drain so they can fix it.

Proposed Bulkhead projects – there are 6 submissions so far and it should be assumed there will be more. Eric Zemsky wants to confirm that the Board wants the committee to handle each application, versus involving the whole board in such decision(s).

At 654 Warwick Turnpike, the owner built a deck and dock. Shelby Sarnowski and Eric Zemsky have been there twice in response to the homeowner saying that the Board needed to see what is there. The resident only took one plank out, so Eric and Shelby couldn't see much. Now the homeowner has taken another plank off and requests that Shelby and Eric re-visit. She reiterated her request to Dennis. The Board discussed at length about how to save valuable time for Board volunteers. Debra Morrison suggested Eric request the homeowner to take digital pictures once she has removed all the requisite boards, before any additional visits are scheduled.

Discussion: If the underneath material isn't unsafe as the resident claims, such that the resident really just wants to build a deck, what authority do Eric and Shelby have? Does the Board recommend that Eric be empowered to insist they remove the overlay deck? Homeowner built said deck **without our permission** and they **didn't make an application**.

**Motion to adjourn the board meeting made by Jim Jones, seconded by Heather Becker at 9:52pm.
12 In Favor, 0 Opposed, 0 Abstentions.**

Respectfully submitted by Margie Culhane