

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
Board of Trustees Regular Meeting Minutes
May 12, 2020

Attendance

Abbruzzese, Michael	P	Grayson, Doug	P	Sarnowski, Shelby	P
Becker, Heather	P	Jones, Jim	P	Surman, Dave	P
Ballan, Linda	P	Manzo, Rene	P	Zemsky, Eric	P
Culhane, Margie	P	Marino, Joseph	P	Zielinski, Gary	P
Decina, Dennis	P	Morrison, Debra	P	Open seat	
Donoghue, Paul	P	Quirk, Andrew	P	Open seat	
		Sarnowski, Karen	P		

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

Attorney Present – Chris Miller Y/N

With a quorum present, the meeting was called to order at 7:36pm by Dennis Decina. The Board reaffirmed the virtual meeting procedures established in April 2020.

A motion was made at 7:37pm by Karen Sarnowski, seconded by Mike Abbruzzese to approve the April Regular Meeting minutes. 0 Opposed, 1 Abstention, 15 In Favor.

A motion was made at 7:39pm by Karen Sarnowski, seconded by Dave Surman to approve the April Executive Session minutes. 0 Opposed, 1 Abstention, 15 In Favor.

A motion was made at 7:40pm by Paul Donoghue, seconded by Karen Sarnowski to approve the March Regular Meeting and Executive Session minutes. 0 Opposed, 1 Abstention, 15 In Favor.

A motion was made at 7:43pm by Dennis Decina, seconded by Karen Sarnowski to elect Dave Surman as Treasurer. 0 Opposed, 0 Abstention, 16 In Favor.

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Correspondence:

121 Lakeshore, John and Connie McHugh – PO compliments the board on the new bulkhead and all the work at the boat ramp, and gives notification about the significant number of stumps accumulating along the east shore of the lake. Dennis has already responded.

Treasurer's Report:

Collections are comparable to 2019, however the "pipeline" isn't as full as prior years and 'past year' collections are down. This may result in a need to use a reduced budget particularly for easement allocations. Current budget allocations have been reduced in anticipation of lower revenue, resulting in a current max spend of 27% of budget. Activity income is down and could be significantly compromised this year depending on State regulations for gatherings. Significant financial risks exist which may impact potential budget spend, and caution is advised until a clearer financial picture can be obtained.

A motion was made to enter Executive Session at 7:53pm by Karen Sarnowski, seconded by Dave Surman. 0 Opposed, 0 Abstentions, 16 In Favor.

A motion was made to exit Executive Session at 8:41pm by Paul Donoghue, seconded by Mike Abbruzzese. 0 Opposed, 0 Abstentions, 16 In Favor.

Membership Secretary Report:

Current Membership as of end of April 2020 was:

POA – 465(499)

Double Docks – 10 (11)

Tenants –1 (6)

Specials – 6 (5)

Total POA – 482 (521)

Total Easement – 1153 (1225)

Overall numbers are lower than 2019.

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Other notable statistics:

- There are 72 fewer POA Membership of families/individuals that do not have a dock compared to 2019 Year End totals.
- Currently there are 115 delinquent dock holders.
- There are (8) pending POA memberships from new Dock Assignees. There will be more as the Dock Committee continues to assign docks to those on the list (see Dock Committee Report for additional info).
- Given where we are in time relative to the economy and the continued "closed" state of NJ due to Covid-19, it is very difficult to predict where our membership dues will land at this point. Of note: We have collected a total of \$21,167.67 in past easement fees and associated interest for 2020.

Committee Reports:

A) Activities: no report

B) Beach:

- West Milford is still not accepting Public Recreational Bathing applications, however we are still preparing our application and checklist for an anticipated opening of 6/1.
- A beach clean-up is scheduled for May 18th, to begin getting the beach in order.
- Contractors are being interviewed to spread the sand and to move the barge and swim platforms into the lake.
- State and local guidelines will be closely monitored and the community will be provided with updates as they become available.
- Beach patrons should observe social distancing recommendations on the beach in accordance with state guidelines. Swim lessons will likely be cancelled for this season.

C) Boathouse: no report

D) Clubhouse:

- There continue to be problems with the roof due to age.
- The dumpster should not be used for homeowner garbage. Many tires were deposited there that now have to be removed by volunteers.

E) Dam:

Crews from Diving Services, Inc. would need to go into quarantine for two weeks if they were to leave RI and come to NJ and then return to RI. Consequently, these types of restrictions and other unforeseen delays mean that some recommended items on the

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2018 State Inspection list will not have been completed before the biennial Regular Inspection in June. However, other items, such as repairs to concrete at the spillway were done last month.

The lake returned to crest on May 7th. As previously noted, the staff gauge was struck by a boat last year and is no longer vertical. Consequently, with the lake full again, we were able to determine that it gives a reading which is 3 inches in excess of the actual depth.

In regard to a recommended height for bulkheads around the lake, using the Probable Maximum Flood data in the Hydraulics and Hydrology Report, Jerry Cross advised that the 500 yr. flood level is 3.2 feet above crest. (Some bulkheads around the lake are far in excess of that height.)

F) Bylaws, Rules & Regs: no report

G) Docks:

“Remote” dock assigning has been instituted temporarily, and so far it has gone fairly smoothly. There have been additional applications submitted that will be addressed.

H) Dredging:

Landscape restoration of access points and Soil Compaction testing is still on hold until restrictions are lifted.

I) Easement: no report

J) Entertainment: no report

K) Environmental:

Garbage on the last sections of the roads surrounding the Lake was cleared by volunteers on two dates in April and early May. It was noted that twelve bags of dog excrement were collected from a one-mile section of South Lakeshore Drive. The fact that the bags could have flowed into the Lake under high rain events and caused local bacterial spikes and algae blooms illustrates the fact that one selfish individual can have immense disadvantageous effects on our water quality. The Committee is always shocked at the volume of garbage that is cleaned by volunteers twice a year from our lake surrounding roadways.

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The Committee is in discussion with others about ways to minimize soil run-off, particularly in areas recently dredged. More car tires were retrieved from, and around, the Lake and the total is now approximately twenty.

The Committee will follow up with Ed Steines regarding the requested Township plans.

Committee members viewed presentations on the use of fountains, submerged aerators, and nanobubble technology in areas of stagnation or excessive algae growth. A second webinar, by Solitude, on preventing shoreline erosion by use of their Sox system was attended. The second method using natural vegetative buffer shoreline management techniques will be explored. Recommendations were:

- A) Annual examination of shoreline for erosion. Consider new rip rap, bulkheads or use of coconut logs/blankets;
- B) Plant vegetative buffers. Use indigenous rushes, aquatic sedges such as pickerel weed or duck potato in the Terrestrial and Littoral zones. These have the added advantage of oxygenating the water and preventing land access by geese; and
- C) Take action before extreme damage occurs.

The Committee liaised with the Dredging Committee by speaking with Chris Mikolajczyk of Princeton Hydro with regard to possible analysis of sediment composition. We wanted to know how much of the dredging sediment was from land-based leaves, but the % organic/TOC and grain size type of analysis that would help to decipher the difference between organic leaf and plant material and true sediment was not performed. Additional testing would be required to pursue this question.

Another contractor was given a first warning about workers blowing leaves into the lake. Any subsequent occurrence will cause UGL to file a complaint with the Township. Jim Jones continues to consider ways of using the barge to possibly capture surface algae or scum, and the Committee has begun reviewing the past work done by the Township on stormwater basins and drain management and cleaning. It is noted that road cleaning of grits has not occurred yet around the Lake. It is not known what way the current pandemic is affecting normal Township operations.

L) Insurance:

Insurance policies are being reviewed and a list of questions is being prepared in advance of the policies coming up for renewal and bidding.

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M) Legal: no report

N) Master Plan: no report

O) Parklands:

1. Complaint of garbage being left at the Firehouse parklands, overflowing the cans and making unsightly conditions.
2. Report regarding Riverside Drive residents building and storing vehicles on parklands adjacent to the protected wetlands area.
3. Reports of broken/fallen trees on parklands along Racetrack.

Bulkheads: Most bulkhead projects are complete.

- 115 Point Breeze is being reviewed.

- No update available on the property at the end of Spruce Point Trail.

Encroachments:

P) Publicity & Public Relations: Web/IT update

Given the complications of working remotely during the shut-down, there was a discussion about options to better enable office staff to work remotely while maintaining adequate security.

Q) Security:

USA Security alarm installation progress report:

1. Clubhouse Intrusion and Fire alarms have been updated.

When canceling the previous vendor, Ultrasafe Security of Newfoundland NJ, it was discovered that the old alarm system was not connected to a central station. Therefore, if there was a break-in the police would not be notified or respond. Due to the aforementioned, the committee **recommends that the board accept the \$32.00 per month service** offered on page three of the USA Proposal without the Total Connect Remote Hosting.

NOTE A: Central Station Monitoring of the Intrusion System is \$32.00 Per Month, billable annually in advance.

NOTE B: Central Station Monitoring of the Intrusion with Total Connect Remote Hosting is \$44.00 Per Month, billable annually in advance.

On Tuesday May 5th at approximately 5:50 PM, Central station contacted Mr. Decina to notify him there was a smoke condition at the clubhouse. CC asked Mr. Decina if the

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fire department should respond and he agreed. All responded to an unfounded condition. Mr. Decina expressed the importance of getting the knock-box ASAP. I was assured by USA yesterday, 5/11/2020, that the knock-box would be installed before the end of this week.

2. Club House Surveillance System update.

The old DVR (digital video recorder) has been switched out to an updated NVR Unit (network video recorder) that accepts both the old analog cameras onsite and newly installed IP "Digital" cameras. New camera locations are the entrance vestibule, kitchen, beach gate, handicap ramp, rear deck, and parking lot. An existing old camera on the west deck still needs to be relocated. A benefit of the new NVR is that as the old cameras fail, they will be replaced with IP cameras.

3. Reception Intercom System.

Intercom with door release installed.

4. Beach Gate Access System.

Once on site, the technicians were assessing the installation of the card reader and magnetic lock at the beach gate. They agreed that elements of the existing gate were a problem. (DESIGNER VS TECHNICIAN)

The current gate is not rigid, not covered, and would need a piston to prevent the gate from slamming shut. Over time they believed this would cause the system to fail. After much discussion, I realized that if they installed the automatic gate, it would have been our problem once installed and undoubtedly would incur additional service costs down the road. I called it off.

Mr. Fricella, USA owner, was not eager to agree to this change. USA had all the equipment and did not want to return it to their vendor. More than a week later USA informed me they were able to return said equipment. The upside to this change is that the additional second camera can be installed at the boat launch.

5. Boat Launch Camera

Once the poles are in place USA will return to install the cameras. The technicians advised that if there is any thought of installing an automatic gate at the launch, a low voltage line should be pulled now.

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After speaking with Mr. Hall and seasoned board members, it was learned that the early season has had non-members accessing and fishing the lake. The Committee recommends that once the cameras are in place and a questionable vehicle is observed in the parking lot, a notice be placed on said vehicle. For Season 2021 it is advisable to launch the security boat in late March/early April. Between the new cameras, posted signs, and security boat opposite the launch, this should create an omnipresence that security is there to enforce the new initiative.

The Board discussed the institution of a placard system for members' cars so that Security can more easily identify trespassers.

R) Stumps:

Stumps: Marlboro/ Witte and Audubon are mostly clear of visible stumps. There are likely stumps not far below the surface remaining. Multiple stumps removed from chute. Stumps blocking access to Pioneer Canal in part are to be removed. Multiple stumps in Laramie Cove are to be removed. Multiple stumps that have been collected by owners wait on docks to be collected.

S) Weeds:

Water quality is good. Some desiccated lake bottom detritus which has floated to the surface now has spirogyra and lyngbya algae associated and has been forming floating mats. Most of this in Marlboro/ Witte Cove has been broken up by waves and rain and is no longer present. Significant amounts remain in Audubon and lesser in Firehouse. Have removed floating stumps with Jim, Mike and others in several coves. Marlboro/ Witte and Audubon are mostly clear. Algae/detritus mats will be removed by barge or harvester. Working on a barge crane attachment with Jim to try to address both this and hydro-raking type activities. Smaller amounts of Residual Algae in or around close to docks are difficult to remove by machine and could be removed by homeowners by rake. No weed treatment so far in UGL. Clipper was used in Mount Laurel to control milfoil.

T) West Milford Lakes Association representative:

No report as a meeting did not occur this month. The Highlands Council meeting for May was also postponed and all grants are delayed.

U) Ad Hoc Committees: None at this time.

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Miscellaneous:

Due to the current state moratorium on public gatherings, the Board has moved the date of the Annual Public Meeting to June 27, 2020 in the hope that the State of Emergency will be lifted by that time, and will continue to solicit legal advice as the virus situation develops to ensure proper protocol if it has to be online due to a continuation of the State of Emergency.

A motion to adjourn was made at 9:42pm by Paul Donoghue, seconded by Dave Surman. Approved by acclamation.

Respectfully Submitted,
Margie Culhane, Secretary