

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
December 8, 2020**

Attendance

Abbruzzese, Michael	P	Larsen, David	P	Sarnowski, Shelby	E
Becker, Heather	P	Manzo, Rene	P	Zielinski, Gary	P
Culhane, Margie	P	Marino, Joseph 7:48p	P	Zemsky, Eric	P
Decina, Dennis	P	Marzinke, Tim	E	Open seat	
Donoghue, Paul	P	Morrison, Debra	P	Open seat	
Grayson, Doug	P	Quirk, Andrew	P	Open seat	
Jones, Jim	P	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 7:16pm by Dennis Decina.

**A motion was made to approve the November 2020 Regular Meeting and Executive Session Minutes at 7:18pm by Paul Donoghue, seconded by Karen Sarnowski.
0 Opposed, 1 Abstention, 11 In Favor**

**A motion was made to approve the November 2020 Easement Budget Meeting Minutes as corrected at 7:19pm by Paul Donoghue, seconded by Karen Sarnowski.
0 Opposed, 3 Abstentions, 9 In Favor**

Correspondence:

1. Letter from PO regarding septic installation, no response required.
2. Text message from the Fire Chief noting that the new security cameras are doing a great job.

Membership Secretary Report:

Due to Tanya’s emergency leave, the November report will be given at the January meeting.

Treasurer’s Report:

Due to Tanya’s emergency leave, there is no November financial report available..

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A motion was made at 7:27pm to change the authorized signatories to all UGLPOA, Inc. financial accounts as follows:

President – Dennis Decina
Vice President – Paul T. Donoghue
Secretary – Margaret J. Culhane
Membership Secretary – Karen Sarnowski

All other signers should be removed. All checks will continue to require two authorized signatures.

by Paul Donoghue, seconded by Karen Sarnowski. 0 Opposed, 0 Abstentions, 12 In Favor

A motion was made at 7:28pm to move to Executive Session by Paul Donoghue, seconded by Doug Grayson. 0 Opposed, 0 Abstentions, 12 In Favor

Rene Manzo joined the meeting at 7:44pm.
Joe Marino joined the meeting at 7:48pm.

A motion was made at 8:05pm to exit Executive Session by Paul Donoghue, seconded by Karen Sarnowski. 0 Opposed, 0 Abstentions, 14 In Favor

Committee Reports:

A) Activities: no report

B) Beach: The beach side toilets need new seats, and plans are being made to replace the flag and install a solar light.

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C) Boathouse:

Industrial shelving is being purchased for the items being stored on the floor. Discussion of a request to rent a bay in the Boathouse and possible adaptations to make access more secure. Legal and Insurance committees will research.

D) Clubhouse: repair work will begin in the CH soon and be completed this month.

E) Dam:

Diving Services of RI has failed to perform the work or to contact UGLPOA after numerous calls by the Committee. Jerry Cross and the Committee met with a new vendor and requested a bid.

A motion was made at 8:37pm to end the previous approved contract with Diving Services by Andrew Quirk, seconded by Mike Abbruzzese. 0 Opposed, 0 Abstentions, 14 In Favor

David Larsen exited the meeting.

A motion was made at 8:38pm to engage Ferraro Construction Corp. of Franklin, NJ to install the previously purchased dam operator and parts for a sum not to exceed \$15,000 by Andrew Quirk, seconded by Karen Sarnowski. 0 Opposed, 0 Abstentions, 13 In Favor

F) Bylaws, Rules & Regs: No report

G) Docks: No report

H) Dredging: No report

I) Easement:

The public meeting was held outdoors on Saturday 11/14/2020 under the Pavilion to observe proper social distancing. After committee reports, the budget was presented.

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The easement holders present voted to add \$7,000 to the 2021 environmental budget. See public meeting minutes for details.

J) Entertainment:

K) Environmental:

After the overwhelming “NO” show of hands vote at the annual Easement Meeting for a proposal by Committee member Eric Zemsky to cull Canada Geese, but approval of the additional \$7000 to the annual Environmental budget, the Committee will again look at other Geese control methods. Steve Toth of Geese Control Technology was consulted and suggested methods such as lights at the beach, “Away With Geese” mounted or hand green lasers, pyrotechnics, and types of vegetative barriers.

Sue Muhaw from the Health Dept. discussed the new technology and permitting of a Fuji Advanced Wastewater System as a septic to be installed at 249 Point Breeze. She reported that the systems are very effective. The Homeowner signed an agreement for twice yearly maintenance by the Company who installs it. If they fail to pay or have the service performed the Township is informed by the Installer and Maintenance Company, and they would then cite the Homeowner.

L) Insurance: no report

M) Legal: For Executive Session

N) Master Plan: no report

O) Parklands:

The building inspector called with questions regarding the legal access for a landlocked property near Parlin Court. A reminder to the new property owner that they have every right to walk across parklands to get to their house.

Bulkheads: no report

Encroachments: For Executive Session

P) Publicity & Public Relations: no report

Q) Security: no report

R) Stumps: no report

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S) Weeds: no report

T) West Milford Lakes Association: Andrew Quirk, representative
Topics discussed were PREDFA, Geese Control, and West Milford's' proposed legislation regarding ice retardants. Marilyn Lichtenberg requested the photographs of the disturbance to the waters of UGL, MLL and UML caused by the Gas Pipeline construction. They have been sent to her for review by the Township Administrator. The Governor did not veto the funding of Highland Council testing of West Milford's private lakes, so it is understood that Watershed Implementation Plan water quality testing will commence next year.

A motion to adjourn was made at 9:03pm by Debra Morrison, seconded by Rene Manzo. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary