

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF TRUSTEES ANNUAL ELECTION MEETING**  
**August 29, 2020**

**Attendance**

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

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

Attorney Present – Sue Champion Y/N

Number of members attending: approximately 45

With a quorum present, the meeting was called to order at 9:13am by Dennis Decina.

**Remarks from the President:**

Dennis offered thanks to all who helped last weekend when a fatality occurred on the lake. He asks that in the future, civilians should please refrain from being on the water so the WMPD can do their job. Special thanks to our security team who performed exceptionally well and coordinated seamlessly with the local police.

A moment of silence was held in memory of Tristan Bakalian.

A moment of silence was held in honor of former Vice President and local fireman Andy Fineman and former board member, engineer, and long-time lake volunteer Paul Guglielmo.

**Membership:**

Thanks to all our members for renewing. There were some concerns in the spring that membership might be down and affect the budget, but it turned out to be a very strong year.

**Committee Reports:**

1. Activities/Clubhouse – due to NJS Covid-19 restrictions and to protect the staff, it was decided to cancel all events and keep the Clubhouse closed for the season.
2. Beach – in the spring there was concern that the beach wouldn't be allowed to open, but fortunately the rules on closing lifted in time and we were able to have a good season.

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3. Parklands – the new Clubhouse bulkhead includes a boardwalk for the docks to attach to, creating safer pedestrian areas at the parking lot and boat launch. Boat launch cove was rebuilt including the boat launch, and dredged materials were recycled into some of the construction. The boat launch is one foot wider, and the perimeter has been paved to help keep grass and dirt from entering members' boats. The bulkhead at Dover Cove was also rebuilt.

Many trees have come down on Parklands, even prior to the storm from hurricane Isaias. The tree budget is exhausted every year in general, and storm events are straining the limits.

4. Environmental – the Committee has been in discussions for two years with the town council about taking better care of Upper Mount Laurel Lake. A full report will be ready for the November meeting. Paul Neitzer, President of the West Milford Lakes Committee, has been working with us. **The Board requests that everyone write to the town council**, urging them to spend money to fix that lake. **We want them to hydrorake. Please write.**

Due to diligent monitoring and immediate treatment, our lake tests for Harmful Algae Blooms (HAB) have been ok, compared to five lakes in NJ that had bloom issues. The state has updated their procedures from last year. A reminder that members should use fertilizers that are phosphorus free, and that regular septic care is very important to lake health.

5. Security – Mike Abbruzzese cannot stress enough that the security phone is not for an emergency. **For emergencies call 911.** Drowning starts in 20-40 seconds, so don't wait and then call a neighbor or security, call 911 immediately. When Dispatch gets the call, they will call Ken, and by the time WMPD is here, he is in the boat ready for them. As far as helpers searching... stay away, and let the police and fire do their job. The last thing needed is for the missing person to be injured by a boat, or for rescuers themselves to be in distress and take resources away from the emergency.

Question by a Dover cove resident who often sees illegal launching of jet skis and fishing boats in that area. A member also reports non-members on the beach there who leave garbage and throw the small landscaping rocks into the lake. Members are asked to please call Security and report it so we can keep the lake a private membership lake.

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The better the description of the vehicle, the easier it is for security. Get the registration number if possible.

Ken Hall reports on various actions taken this summer with regard to trespassing and non-member watercraft, and an increase in warnings given for unsafe boating practices. Security reports 70% non-compliance with life jackets on kayaks and canoes. He reminds everyone that ALL children under age 13 have to be wearing them when a boat is under way.

Ken Hall comments that when Waywayanda S.P. is full we get spillover with people using our area, and security chases them out. But there are residents who are allowed to launch kayaks at Dover, and Security talks to everyone who does so and checks stickers. A similar situation exists at Firehouse, Security allows it but checks them out. One day there were 60 kayaks counted on the lake.

6. Stumps - the barge ran nonstop this summer. We had to hire staff because the number of stumps was overwhelming. The core group of workers did a great job.

7. Bulkheads – there were a lot of projects during the drawdown. Dennis reminds members that it is required to notify the Association if members intend to fix, repair, or improve a bulkhead. Plans must be approved so that we can ensure DEP regulations and erosion controls are followed. Erosion is becoming a significant issue around the lake. We have had an increase of boats and resulting wake action against the shoreline.

Members are advised that there may possibly be a small drawdown of approximately 18" for erosion control. We will consult the DEP regs first, but it wouldn't happen until late in the year and last only a couple weeks to allow ongoing projects to complete.

8. Docks – dock assignment was successfully done remotely this spring due to Covid-19 restrictions. 45 docks were assigned, and 12 are still left to be done. We have tracked down most of the dock spaces without docks to pursue whether they are paid up or can be reassigned. Karen notes that we are getting close to having no more room for docks on the lake. She reassures everyone that docks behind a house are not going to be assigned to strangers. In those cases, the dock will be removed if dues are unpaid. A member asks can guests of easement members launch their own kayaks and use Parklands? Ken Hall responds that guests of POA and Easement cannot bring a vessel up, but they can share the property owner's kayaks.

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Elsa Pettinatto asks for volunteers to assist her in planting on the parklands at the firehouse, watering plants, weeding, etc. Please contact the office and they'll put you in touch with her.

Member asks about the pontoon boat at the Firehouse. Dennis reports that we're trying to get title to that boat so we can sell it or use it. We reported it as abandoned but it is just a long process to get the title.

Elsa Pattinatto reports a tree on parklands hanging over. Members are asked to please report bad trees to office and they will be added to the list.

**Elections:**

The following seats are up for election:

Rene Manzo  
Debra Morrison  
Shelby Sarnowski  
Open Seat  
Open Seat

**Nominations:**

Jim Jones nominates David Larsen, seconded by Tanya Mekelberg  
Dennis Decina nominates Tim Marzinke, seconded by Jim Patton  
Nicole Salzmann nominates Jonathan Salzmann, seconded by John Orlowski  
Tanya Mekelberg nominates Rene Manzo, seconded by Laura Neitzer  
Julia Held nominates Shelby Sarnowski, seconded by Tanya Mekelberg  
Margie Culhane nominates Debra Morrison, seconded by Andrew Quirk

**Results:**

David Larsen 72  
Rene Manzo 72  
Tim Marzinke 60  
Debra Morrison 58  
Shelby Sarnowski 57

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Jonathan Salzmann 48

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The meeting was adjourned at 11:15am.

Respectfully Submitted,  
Margie Culhane, Secretary