

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
March 4, 2014**

ATTENDANCE:

Bartyzel, Ken	E	Jones, Jim	P	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	E	Pojedinec, Jane	E
		Straubel, Kathy	P	Decina, Dennis	E
Igielski, Edward	E			Guglielmo, Paul	E
				Martucci, Greg	P

P= Present E = Excused A= Absent

Attorney Present: James Romer yes no

With a quorum present, the meeting was called to order at 7: 24pm by President JohnVeninger.

Public Session:

Jason Horn introduced a property owner, Greg Martucci, who is interested in becoming a board member.

A motion was made by Laura Nietzer and was seconded by Rene Manzo to appoint Greg Martucci as a board member.

8 yeas; 0 nos; 0 abstentions

A motion was made by Andy Fineman and seconded by Rob Burr to approve the regular meeting minutes from February, 2014, as corrected.

6 yeas; 0 nos; 4 abstentions

Membership Secretary's Report:

Karen Sarnowski reported via email that there are 234 paid Easement member and 156 paid POA members and 1 special for a grand total of 390 members at this time. Numbers are down from last year at this point.

Treasurer's Report:

A motion was made by Laura Nietzer and was seconded by Jason Horn to approve the January 2014 financials.

7 yeas; 0 nos; 3 abstentions

Correspondance

The township notified us about the nomination for the volunteer of the year award very close to the deadline. John Veninger asked the board for nominations.

Mark Adelson sent a letter to the Mt. Laurel beach club and sent a copy to the UGL board. He has requested that the MLBC cease and desist from harassing him for fees that he doesn't owe.

A zoning permit is being requested for 32 Point Breeze Dr. for an addition to the house. This is not on parklands.

Patricia Bakay, 442 Lakeshore Dr., sent a letter describing how, as neighbors of the clubhouse they are harassed by clubhouse rentals and juveniles including loud music, headlights in her front window, etc. Board members discussed the fact that a board member or volunteer should be the last one out of an event and there was, in fact, a board member closing up the clubhouse on this particular night. The night in question was the Comedy night at the clubhouse. A letter should be sent acknowledging Mrs. Bakay's complaint.

Karen Sarnowski received a request from a member named Costigan, 66 Cedar Brook Road, for a discount for senior citizens and/or veterans. The board will discuss this in future and bring it to the easement members to vote on.

Unfinished Business:

Graffiti on township property: No new information

Dumpster replacement: Dumpster was replaced by the POA.

Unpaved roads: No new information

Review of Master Plan submissions: Chairs will have their submissions ready for the April meeting.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Kathy Straubel reported that Comedy night was successful. And Breakfast with the Bunny will be held on April 12, 2014.

Beach: No report

Boathouse: Rob Burr reported that the lock has not been changed yet, but he will look into a programmable lock.

By-Laws/Rules/Regs: no report

Clubhouse: Ken Bartyzel reported via Gary Zielinski that he received more quotes on the security system. Ken and Joe Ponzio ran the numbers and found that we do make money by renting out the clubhouse. Andy Fineman discussed developing a capital fund which would expire in thirteen years based on the lifespan of various clubhouse features.

Computers: No report

Dams: No report

Docks: No report

Dredging: No report

Easement: An Easement meeting was held on March 4, 2014 at 7pm. (see Public Session) A member was present and was referred to the dock committee chairs.

Encroachment: No report

Environment/Weeds: Kathy Straubel and Rene Manzo discussed having a committee meeting in March with Aquatic Analysts discussing lake health, etc. Additionally, the DEP has contacted UGL about a lake survey.

Entertainment: No report

Executive: No report

Insurance: No report

Legal: Jim Romer reported that Julia Held found that the township has budgeted for the storm drain retrofittings, etc., but is behind in implementation. It was decided to hold off on the letter to the township, as it seems that they are making progress.

Jim Jones made a motion and Rob Burr seconded it to go into executive session at 8:29pm.

10 yeas, 0 nos; 0 abstentions

Rob Burr made a motion to leave the executive session and Laura Nietzer seconded it at 8:44pm.

10 yeas, 0 nos; 0 abstentions

Master Plan: Rob Burr reviewed what needs to be included on the master plan for each committee. At this point he has received submissions from the following committees and/or positions; beach, boathouse, creative director, clubhouse, security, treasurer, He has not received submissions from docks, membership, secretary, environmental , dam, and township, Rob would like the master plan to be posted on our website eventually.

Parklands: Jim Jones reported that the ice is 18 inches thick on the lake. Jim has surveyed the parklands and found some trees that need to come down.

Publicity: no report

Security: Jason Horn reported that there haven't been any more patrols on the ice.

Stumps: Jim Jones thinks there may be a leak on the new barge. He will have to investigate in the spring.

Township: No meeting this month.

Weeds: No report

Ad hoc committees:

Storm drains: see public session

Independent audit committee: John Veninger reported that there have been some issues with the committee. It will be discussed at the April meeting when Jane Pojedinec, the committee chair, will be present.

New Business:

John Veninger discussed the budget draft for the POA 2014. Laura Nietzer discussed increasing the beach budget to \$14, 250 and the beach payroll to \$37, 000. Her estimate may be high, so we will keep the beach budget at the draft amounts. Rene Manzo mentioned increasing the capital improvement funding, but John explained that there isn't any surplus to apply to that increase without increasing the dues.

Laura Nietzer made a motion to approve the budget as presented. Rene Manzo seconded it.

8 yeas, 0 nos, 2 abstentions

A motion was made by Laura Nietzer and was seconded by Rob Burr to adjourn the meeting at 9:21pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel for approval.