

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
January 13, 2026**

Attendance

Burr, Rob	P	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	P	Hartig, Jason	P	Perez, Jennifer	P
Decina, Dennis	E	Jones, Jim	P	Piotrowski, Joanna	P
Denistran, Michele	P	Kucera, Joe	P	Quirk, Andrew	P
Ezratty, Steven	P	Lizotte, Travis	P	Smith, Don	P
Giannantonio, Anthony	P	Manzo, Rene	P	Tonnessen, Linda	P
Gianniotis, Terry	P	Nicosia, Jessica	P	-----	

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

Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at 6:29pm by Doug Grayson

A motion was made to approve the December Regular Meeting Minutes and Executive Session Minutes as corrected at 6:31pm by Margie Culhane, seconded by Rob Burr.

In Favor 13 Opposed 0 Abstentions 2

Treasurer’s Report:

A motion was made to approve the December Financials as circulated at 6:33pm by Jess Nicosia, seconded by Rob Burr.

In Favor 14 Opposed 0 Abstentions 1

A motion was made to move the following items in the 2025 budget at 6:35pm by Jess Nicosia, seconded by Rob Burr:

- \$1,337.41 from Office to cover Insurance overage**
- \$730.12 from General Fund to cover Fireworks overage**
- \$5,043.29 from Capital Improvement to cover Clubhouse Maintenance overage**
- \$859.11 from Real Estate Taxes to cover Utilities overage**
- \$2641.60 from General Fund to cover Steward overage (CH rentals also over budget, so this matches)**
- \$6.02 for Clubhouse Payroll, \$230.01 from Admin PR, \$2541.50 from Asst Employee overage from the PT employee for overages**
- \$2323.35 from beach expenses to cover beach payroll overage**

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
January 13, 2026**

\$2218.60 from general fund to cover beach payroll overage
\$53.28 from general fund to cover Misc overage

In Favor 15 Opposed 0 Abstentions 0

A motion was made to use Easement contingency funds to cover \$4,866.16 for Dam maintenance overage, \$4647.47 in Barge maintenance overage, and \$6325.86 in Parklands overage at 6:36pm by Jess Nicosia, seconded by Rob Burr.

In Favor 15 Opposed 0 Abstentions 0

Correspondence:

1. Notice that the Clubhouse passed its semiannual fire inspection.
2. Terry Kong, 493 Lakeshore Drive – notice of Short-Term Rental

Membership Secretary Report:

	Dec	Dec	
Membership Numbers:	2025	2024	Diff
POA Members	764	784	-20
Double dock	8	7	
Total POA	772	791	
Tenants (Renters)			15 14
Specials (Stevens' Estate)			8 8
Total Tenants & Specials			23 22
Total POA, TEN, SPC	795	813	-18
Total Easement	1504	1566	-62

A motion was made to approve the 8 specials for 2026 at 6:59pm by Terry Gianniotis, seconded by Rob Burr.

In Favor 17 Opposed 0 Abstentions 1

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
January 13, 2026**

Committee Reports:

A) Activities: Jennifer Perez

The Board welcomes Jennifer as our new Activities Chair.

Bonfire on the beach, Friday Jan. 16th starting at 5:30pm.

Trivia night, Friday, Feb. 20th doors open 6:30pm.

B) Beach: Linda Tonnessen

Committee budget meeting will be this Thursday.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

The carpet did not arrive as expected, a new sample was provided but is a bit different.

Don will follow up.

E) Dam: Andrew Quirk

The valve house has not been worked on for at least a decade, so Don Smith planned and organized work by "Mr. Fixall". The work consisted of installing siding, repairing damage caused by yellow jackets, and installing siding, J-channels, and gable vents. Azek was used to wrap the entire roof line. Stage two, to be performed in the spring, will include repairs to the rotten and rusting metal door, as well as power washing and painting the cement.

The drawdown ended on January 4th, and NJ Department of Fish and Wildlife was informed that the valve was closed.

F) Bylaws, Rules & Regs: Laura Nietzer

A motion was made to remove the former proposed revision of Article 4 Section 2 and replace it with "Easement holders not in good standing may not attend the easement budget meeting or vote on easement related issues" at 7:15pm by Laura Nietzer, seconded by Anthony Giannantonio.

In Favor 16 Opposed 0 Abstentions 1

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
January 13, 2026

G) Docks: Dennis Decina

Dock assignments have been going along steadily as spots are found for those interested. There are still a good number of members on the waiting list. Hopefully this Spring some spots will come up, and more docks in disrepair can be assessed. A good number of dock repairs were approved, which were coming in steadily due to the drawdown. Locations were visited when necessary.

Joe from Mr. Fix All has been hired to assemble the park benches that Karen Sarnowski purchased last year and install them at various locations where members access docks, such as Dover Cove and various other locations that Karen and I discussed when we met.

The Committee recommends that we encourage members to consider sharing docks and would like to revisit placing a finger dock system in Firehouse Cove once the cove gets cleaned out during the next drawdown.

H) Dredging:

Jim Jones shared photos and video of the current projects around the lake and led discussion of the issues being faced at this stage of the various projects. The Board expressed thanks for all that has been accomplished this winter.

I) Easement: Jess Nicosia, no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

Frozen and dry Lyngbya and old township grits were scraped from the exposed lake bottom and the storm drain outfalls at 694 Warwick Turnpike. This had been discussed for many years, so it was good to finally accomplish the work.

L) Insurance: Michelle Denistran no report

M) IT: Steve Ezratty

Tanya has created an online billing calendar for the Clubhouse so board members can see when it is in use. The website updated today. 2026 UGL t-shirts are now on sale.

Two new users were added to our online storage site where a search will display all the relevant documents that mention it even in the text.

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
January 13, 2026**

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

Bulkheads: Andrew Quirk

Discussions continue with Houser Engineering about the preparation of an NJDEP application to build a bulkhead where none exists at 694 Warwick Turnpike. The Committee was previously in discussion with the owner of the adjacent property at 709 Lakeshore Drive and was about to repair the bulkhead. Unfortunately, the owner passed away, and we are now dealing with the estate. The Will has not been probated and the Family do not agree with our planned design. The Committee will continue to work on this matter and have sent a formal letter to the Family reminding them that the POA has the right to work on its own bulkhead. Furthermore, the Family has been informed that they must file an online application should they wish to work on the bulkhead themselves.

Work at Avon has been delayed by adverse weather conditions and difficult terrain, but Upper Greenwood Road should continue this week now that the snow and ice have melted.

Encroachments: Jess Nicosia, no report

A motion was made at 7:48pm to move to Executive Session by Terry Gianniotis, seconded by Anthony Giannantonio.

In Favor 18 Abstentions 0 Opposed 0

A motion was made at 8:11pm to exit Executive Session by seconded by Anthony Giannantonio.

In Favor 18 Abstentions 0 Opposed 0

Q) Publicity & Public Relations: Joanna Piotrowski, no report

R) Security: Laura Nietzer no report

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo no report

U) West Milford Lakes Association: Andrew Quirk, representative

NJCOLA: no meeting

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
January 13, 2026**

**A motion to adjourn was made at 8:15pm by Anthony Giannantonio.
Approved by acclamation.**

Respectfully submitted,
Margie Culhane, Secretary