

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
February 11, 2025

Attendance

Burr, Rob	P	Gianniotis, Terry	P	Nicosia, Jessica	E
Culhane, Margie	P	Goebel, Emma	P	Nietzer, Laura	P
Cytowicz, Will	P	Grayson, Doug	E	Quirk, Andrew	P
Decina, Dennis	P	Hartig, Jason	P	Sarnowski, Karen	P
Denistran, Michele	P	Jones, Jim	E	Smith, Don	P
Ezratty, Steven	P	Lizotte, Travis	P	Tonnessen, Linda	P
Giannantonio, Anthony	P	Manzo, Rene	P	-----	

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

Attorney Present – James Romer Y/N

Public Session:

With a quorum present, the meeting was called to order at 6:36pm by Anthony Giannantonio.

A motion was made to approve the January Regular Meeting Minutes as corrected and Executive Session Minutes at 6:38pm by Margie Culhane, seconded by Will Cytowicz.

In Favor 10 Opposed 0 Abstentions 3

A motion was made to approve the January Financials at 6:40pm by Laura Nietzer, seconded by Will Cytowicz.

In Favor 12 Opposed 0 Abstentions 1

Correspondence:

1. 227 Point Breeze, Patrick Duff – zoning application for renovation interior, decks, new septic as per drawing, dock.

2. 838 Warwick Turnpike – notice of new septic application.

Membership Secretary Report:

We have had a great increase in early returns of membership applications this year, resulting in membership fees matching last year's numbers about a week earlier than usual.

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	Jan		
Membership Numbers:	2025	2024	Diff
POA Members	71	10	
Double dock	1	0	
Total POA	72	10	
Tenants (Renters)	1	0	
Specials (Stevens' Estate)		0	
Total Tenants & Specials	1	0	
Total POA, TEN, SPC	73	10	63
Total Easement	184	27	157

127 Lakeshore – Property owner requested an update on addressing the stumps at the water’s edge from last summer’s storm and the bulkhead issues. Bulkhead Committee has been in touch and hopes to address after spring thaw.

February 5, 2025 -- President Doug Grayson would like to thank the Fire Department and Ambulance Corps for their quick response to a medical episode on the lake.

Bylaws project: Laura Nietzer presented updates to the Code of Conduct to the Board for discussion.

A motion was made to approve the Code of Conduct as amended at 6:57pm by Laura Nietzer, seconded by Dennis Decina.

In Favor 15 Opposed 0 Abstentions 0

A motion was made to approve Section 2.1 of the Code of Conduct as amended at 7:02pm by Laura Nietzer, seconded by Dennis Decina.

In Favor 16 Opposed 0 Abstentions 0

A motion was made to move to Executive Session at 7:40pm by Rob Burr, seconded by Karen Sarnowski.

In Favor 16 Opposed 0 Abstentions 0

A motion was made to exit to Executive Session at 8:05pm by Laura Nietzer, seconded by Karen Sarnowski.

In Favor 16 Opposed 0 Abstentions 0

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Committee Reports:

A) Activities:

Trivia night had 17 attendees.

The whole bottom of the board is rotting out on our Welcome to UGL sign and needs to be replaced. Discussion of options: fix/repair/refurbish the current frame, just post our website and see what hits that gets, are there other options besides lights?

B) Beach: Linda Tonnessen no report

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

Clubhouse back and front decks are now smoke free following information provided to us during our annual fire inspection. Signage posted and rentals made aware of the change. All emergency lights replaced per our fire inspection deficiency.

Clubhouse Committee meeting is scheduled for next Tuesday 2/18 at 6pm. Agenda items include reviewing the 2019 Clubhouse Reserve Study for discussion on projects planned for 2025.

There is now No Smoking on the deck or porch.

E) Dam: Andrew Quirk no report

F) Bylaws, Rules & Regs: no chair, no report

G) Docks: Karen Sarnowski no report

H) Dredging: Will Cytowicz

A bid proposal was received from Princeton Hydro for "engineering, permitting, and bid/construction services associated with dredging 5 cove areas..." The bid total was \$446,000. This bid excludes items such as necessary land surveying, certain permitting features, lake lowering, and disposal.

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

The Chair met with Charles Carbone, Township Engineer, to discuss the Town's responsibility to evaluate and pay for recommendations made in Princeton Hydro's

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Watershed Implementation Plan at Island Trail and Dover Cove. The Engineer confirmed that the first 650 feet of Island trail and 270 feet of Dover Road belong to the Township. A proposed letter to Mr. Carbone requesting action on these items was approved by the Board.

A resident expressed concern that the Township has begun the application of salt on the unpaved road outside his house that is next to parklands. The Committee will investigate current guidelines.

Beavers have brought down two more trees on the edge of the lake, but trapping season with a permit expired on February 9th.

A Board member needs to be appointed to lead the hiring of a company for a possible Canada Geese cull.

The Committee Chair met with Mayor Dale to discuss enforcement of fines for residents who are unable to provide evidence of septic pumping every three years.

A question was asked do we have a rule about snowmobile launching off bulkheads?

L) Insurance: Michele Denistran
Update on the progress of our insurance renewal.

M) IT: Steve Ezratty
During the wifi install in January, the conduit iced up. In February, the snowstorm forced a delay for a week. More snow is coming so it has been pushed back. Plan to launch the website after membership season push, perhaps late April. Performed a successful stress test of 300 hits at once. Tanya will be doing testing on all the forms on the new website. Thank you to those who have been reviewing the site and testing it.

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

Bulkheads: Andrew Quirk

Awaiting estimates for future work at 127 Lakeshore Drive that was damaged by last year's Straight-Line Wind. Potential worksites need to be identified for 2025.

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Encroachments: Will Cytowicz no report

Q) Publicity & Public Relations: Emma Goebel
Sample welcome packet for new members was shared.

R) Security: Laura Nietzer no report

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo

Snow and ice will help to keep the weeds down this winter. Have not received a weed proposal from Tigris. Suspect weed costs will be closer to 60k.

U) West Milford Lakes Association: Andrew Quirk, representative

Discussion re having our office administrator attend board meetings, especially from May-September when we are very busy. Other boards do so. Just as Jim Romer is here and at our disposal to share expertise.

A motion to adjourn was made at 8:29pm by Will Cytowicz, seconded by Michelle Denistran. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary