

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES REGULAR MEETING MINUTES  
February 10, 2026**

**Attendance**

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

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 6:42pm by Doug Grayson.

**Secretary:**

-----

**A motion was made to approve the January Regular Meeting Minutes and Executive Session Minutes as corrected at 6:43pm by Margie Culhane, seconded by Laura Nietzer.**

**In Favor 12    Opposed 0    Abstentions 1**

-----

**A motion was made to approve the November 2025 Easement Meeting Minutes and as corrected at 6:44pm by Margie Culhane, seconded by Don Smith.**

**In Favor 12    Opposed 0    Abstentions 1**

-----

**Treasury Secretary:**

Financials to be approved next month.

**Membership Secretary:**

2026-2025	Jan		
Membership Numbers:	2026	2025	Diff:
POA Members	12	71	-59
Double dock	0	1	
Total POA	12	72	
Tenants (Renters)	0	1	

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES REGULAR MEETING MINUTES  
February 10, 2026**

Specials (Stevens' Estate)	0	0	
Total Tenants & Specials	0	1	
Total POA, TEN, SPC	12	73	-61
Total Easement	27	184	-157

Terry reports that payments are coming in slow for this year.

**Correspondence:**

1. 83 Lakeshore Drive (McDonald) – application for a flood hazard area permit and dwelling reconstruction, 2<sup>nd</sup> notice.
2. Whiskey Wolf – plan for two decks to be constructed rear of building.
3. 241 Point Breeze (Perez), notice of Short Term Rental.
4. 20 Yearling Trail (Arias) – informing that they are waiting for the new deed (estate) and plan to renovate.
5. 14 Emerson – notice of fence installation.
6. 51 Racetrack (Ferrero) – sent copy of plans for a rebuild. House is up for auction by Passaic County on February 24<sup>th</sup> for back taxes.

-----

**A motion was made at 7:20pm by Andrew Quirk, seconded by Margie Culhane that the Upper Greenwood Lake Property Owners Association (UGLPOA) adopt a policy allowing limited Canada Geese temporary deterrent barriers on Parklands while preserving public access and scenic views. Vegetative and natural barriers are preferred before other structures/barriers are permitted. Property Owners must follow the Rules and Regulations regarding methods employed.**

**In Favor 14    Opposed 0    Abstentions 0**

-----

**A motion was made at 7:29pm to move to Executive Session by Terry Gianniotis, seconded by Don Smith.**

**In Favor 14    Opposed 0    Abstentions 0**

-----

**A motion was made at 7:56pm to exit Executive Session by Laura Nietzer, seconded by Terry Gianniotis.**

**In Favor 14    Opposed 0    Abstentions 0**

-----

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES REGULAR MEETING MINUTES  
February 10, 2026**

**Committee Reports:**

A) Activities: Jennifer Perez

Trivia Night Feb. 20<sup>th</sup>, Breakfast with Bunny March 21<sup>st</sup>

B) Beach: Linda Tonnessen no report

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

New lights installed in the bathrooms. Walls painted. Getting new samples for the replacement carpet. Looking at tile for the dance floor.

E) Dam: Andrew Quirk no report

F) Bylaws, Rules & Regs: Laura Nietzer

Bylaws update project, items discussed:

- Specials go with the person not the property, need to clarify
- revise the manner of officer elections so not mid-meeting in September, perhaps have the officer meeting in August so not changing mid-meeting.

Next steps – feedback from Board, re-read, send to legal for review.

Bylaws public meeting wish list is for meetings on a Saturday, a Sunday, and one weeknight.

G) Docks: Dennis Decina

For Executive Session

H) Dredging: Michele Denistran

- Jim Jones reports that a lot of lymgbya has been removed from 5 locations: Witte, Dover, Audubon, FH1 along the front, and FH2 along Seabright. Brush cleared from Parklands. Next time we dredge there should be room for at least one, possibly two more docks. Currently 6-8 ft deep now for docks. Rebuilt area corner Warwick Turnpike and Lakeshore North.

- Discussion of dredging process and loan status for 2026-27. Need to spend current loan before applying for another one.
- Contacted Princeton Hydro and got the 2026 proposal based on the bathymetric and sedimentation reports.
- Finite amount of money allotted for the entire state for private lakes, inland water projects.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES REGULAR MEETING MINUTES  
February 10, 2026**

-----  
**A motion was made at 8:24pm to approve the \$600 overage from the Dredging budget by Joe Kucera, seconded by Laura Nietzer.**

**In Favor 14    Opposed 0    Abstentions 0**  
-----

I) Easement: Michele Denistran no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

See motion above re goose deterrent barriers

L) Insurance: Michele Denistran no report

M) IT: Steve Ezratty

Document shredding – will get some prices and look at renting an industrial scanner and shredder.

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr

Parklands Encroachments submission for the Master Plan was sent for board review. Plan to request a vote to approve at the March board meeting. Feedback from a few members who read it was that it needs more editing.

The Dredging Committee submission from Michelle will be sent in March for board review, giving the Board a month before making a motion to approve in April. Next for review will be Docks.

P) Parklands: Jim Jones

Bulkheads: Andrew Quirk no report

Encroachments: Jess Nicosia - Master Plan draft was submitted for review.

Q) Publicity & Public Relations: Jennifer Perez, no report

R) Security: Laura Nietzer no report

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo no report

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES REGULAR MEETING MINUTES  
February 10, 2026**

U) Bulkheads: Andrew Quirk

V) West Milford Lakes Association: Andrew Quirk, representative

Ad Hoc: Centennial Committee: Andrew Quirk

-----  
**A motion to adjourn was made at 9:20pm by Terry Gianniotis.  
Approved by acclamation.**  
-----

Respectfully submitted,  
Margie Culhane, Secretary