

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

Attendance

Burr, Rob	E	Gianniotis, Terry	P	Nicosia, Jessica	P
Culhane, Margie	P	Goebel, Emma	P	Nietzer, Laura	P
Cytowicz, Will	E	Grayson, Doug	P	Quirk, Andrew	P
Decina, Dennis	E	Hartig, Jason	E	Sarnowski, Karen	P
Denistran, Michele	P	Jones, Jim	P	Smith, Don	E
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:

1. David Volpe, 84 Racetrack – Expressed his concerns about the grassy knoll Parklands nearby where it is common to see 10-20 cars parked on the grassy area. Now the grass is gone and rainwater is an erosion issue. Vegetation he grew there to protect soil was ruined by the parking. He also noted ATVs and motorcycles accessing the ice there. He would like action to reduce the environmental impact of the excessive vehicle parking and noise pollution.

2. Ken Hall, 7 Verona Road (UGL Security) – Shared information with the Board about a family with a history of many security issues over many years, who have been cited by WMPD more than once for boating violations. He has seen them get cited and return after WMPD has left to continue illegal behavior and get cited a second time. Ken recommends the POA send them a letter of warning about following NJ State boating laws or their membership will be at risk.

With a quorum present, the meeting was called to order at 6:58 by Doug Grayson.

A motion was made to approve the February Regular Meeting Minutes as Corrected and Executive Session Minutes at 6:59pm by Margie Culhane, seconded by Karen Sarnowski.

In Favor 12 Opposed 0 Abstentions 1

Correspondence:

1. Letter from the Girl Scouts asking to waive fees for the Clubhouse for their Bridging Ceremony.
2. Mark Adelson, 24 Yearling Trail – letter regarding Mount Laurel Beach Club dues.

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3. Steven Styles, 51 Witte Rd – second letter regarding leaves in the lake. Referred to the Dredging Committee.
4. Noelle Maczkoe and Todd Bilne, 32 Passaic – WM violations received for abandoned vehicles on Parklands. Compliance date was Jan 29th.
5. Edward Chin and Lisa Rho, 11 Polk Court – WM violations for bags of leaves left on UGL property. Compliance date Feb 12th.
6. Brian Kling, 6 Point Breeze – rotting deck which is half on parklands will be replaced with a new deck that does not encroach Parklands.

Membership Secretary Report:

	Feb	Feb	
Membership Numbers:	2025	2024	Diff
POA Members	351	241	
Double dock	7	5	
Total POA	358	246	
Tenants (Renters)	2	2	
Specials (Stevens' Estate)	0	1	
Total Tenants & Specials	2	3	
Total POA, TEN, SPC	360	249	111
Total Easement	783	593	190

A motion was made at 7:25pm to approve the 8 Specials for UGLPOA Membership for 2025 by Terry Gianniotis, seconded by Anthony Giannantonio.

In Favor 13 Opposed 0 Abstentions 1

A motion was made at 7:34pm to move to Executive Session by Terry Gianniotis, seconded by Andrew Quirk.

In Favor 14 Abstentions 0 Opposed 0

A motion was made at 8:37pm to exit Executive Session by Laura Nietzer, seconded by Karen Sarnowski.

In Favor 13 Abstentions 0 Opposed 0

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Committee Reports:

A) Activities: no chair

Linda reported on the success of Trivia Night and made a request for more volunteers for Breakfast with the Bunny.

B) Beach: Linda Tonnessen

The Pavilion needs a good cleaning. Question for Jess on the budget.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

- Clubhouse passed our annual fire inspection last Friday 3/7. Thank you, Don Smith, for accompanying the fire official during the meeting.
- Clubhouse committee met on Tuesday February 18th. Reviewed the Clubhouse feasibility study for capital expenditures from 2019. Many of the items have been completed already from the study. In Spring we will compile a new list of necessary capital improvements as well as a timeline and estimated costs associated with projects.
- Currently seeking bids for new carpet installation in the Clubhouse. Current carpet is nearly 20 years old and due for replacement per the 2019 feasibility study.
- New outdoor sconces for back deck doors purchased and pending installation by the committee.
- The Clubhouse will be hosting the Girl Scouts' Bridging Ceremony.

E) Dam: Andrew Quirk

The spillway was cleared of debris.

F) Bylaws, Rules & Regs: Laura Nietzer

A motion was made at 8:49pm by Laura Nietzer, seconded by Karen Sarnowski to add to Article 7 Committees Section 2 in the Bylaws: Have a copy of all governing documents at board and public meetings of the Association.

In Favor 13 Abstentions 0 Opposed 0

G) Docks: Karen Sarnowski

The first warm(er) snap of weather has everyone getting into gear for summer, and

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of course, that means emails are coming in and questions are abounding regarding Docks and Dock Assignments.

H) Dredging: Will Cytowicz no report

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

The Canada Geese egg addling permit has been obtained and volunteers contacted. Parts of the lake remain frozen, and birds and ducks are returning. 78 Canada geese have already been counted, and egg addling has commenced on Blueberry Island. A mink has been spotted on Witte Road.

L) Insurance: Michele Denistran, no report

M) IT: Steve Ezratty

Discussed benefits of upgrading to high-speed internet. Recommends a card reader for the office perhaps for next year's membership season. Testing email arrivals from the new website. Scheduling for the launch date will happen after the office finishes with our busy membership season.

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr, no report

P) Parklands: Jim Jones

Bulkheads: Andrew Quirk

Due to adverse weather conditions, work at Emerson Road did not commence and will be rescheduled.

Encroachments: Will Cytowicz

Q) Publicity & Public Relations: Emma Goebel, no report

R) Security: Laura Nietzer

See prior discussion during the open session. Laura will draft a letter in response.

S) Stumps: Jim Jones

The new motor is on the barge. Some rewiring is needed.

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T) Weeds: Rene Manzo

Received the Proposal from Tigris. Pretty much the same proposal as from Aquatic Analysts. Only a slight price increase for chemicals. Larry will still be a contact person with respect to water quality issues.

Usually there is a \$12,500 retainer to buy treatments . Tigris wants to bill as work performed and wants only \$250 to cover license fees and paperwork handling. Still would expect to pay in the \$55k range for the season. One treatment of an algae bloom is about \$20k. Reviewed the proposal with Andrew.

Would recommend retaining Tigris and Larry for this year.

U) West Milford Lakes Association: Andrew Quirk, representative

NJCOLA - Yearly membership fees were paid. The first meeting of the year will be on March 18th.

A motion to adjourn was made at 9:15pm by Anthony Giannantonio. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary