

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
March 10, 2026**

Attendance

Burr, Rob	P	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	P	Hartig, Jason	E	Perez, Jennifer	P
Decina, Dennis	P	Jones, Jim	E	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	E	Nicosia, Jessica	E	-----	

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

Attorney Present – James Romer Y/N

Public Session:

1. Nancy Latorre, 628 Warwick Turnpike – Had questions about her annual bill.
2. Steve Eid (township surveyor) – installed the signs at the intersection by the Country Roads Deli asking motorists to use their directional signals (he had an accident at the intersection with White Road). Township did not allow them and took them down. He will continue to pursue avenues to make these intersections safer. He suggests a letter campaign and/or using social media.
3. Matt Ralicki, Fairlawn Drive – asked about stairs planned for access to Dover Cove. Andrew reports that this is midway through the list of nine Bulkhead Committee projects to be worked on.

With a quorum present, the meeting was called to order at 6:30pm by Doug Grayson.

A motion was made to approve the February Regular Meeting Minutes and Executive Session Minutes at 7:04pm by Margie Culhane, seconded by Rob Burr.

In Favor 12 Opposed 0 Abstentions 3

A motion was made at 7:05pm to approve the February financials by Anthony Giannantonio, seconded by Laura Nietzer.

In Favor 15 Opposed 0 Abstentions 0

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
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March 10, 2026**

Correspondence:

1. WMT – as part of the country’s 250th anniversary, the Recreation Department is putting together a time capsule. They are looking for community groups to submit one item to be included. Andrew’s book on the history of UGL will be sent in by UGLPOA.
2. WMT is accepting nominations for the annual Volunteer of the Year award.
3. Rachel and Josh Mahan, 32 Laramie Trail – notice of STR.

Treasurer’s Report:

Discussion re membership status of potential vendors.

Membership Secretary Report:

Delinquent members to be discussed in Executive Session

	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	

Old Business:

1. 51 Racetrack – the auction has been pushed back to April.
2. Update on the status of the proposed document shredding project.

Bylaws Committee:

- Motion to change 1991 to 2026 in Article 3, Section 2 – Standard UGLPOA Membership

Rationale: Before the easement went into effect for all deeded property owners, people in the area paid dues voluntarily to take care of the lake and, in return, were given lake privileges. The board did not want to take this away, so any property owner outside the deeded area who had been paying dues voluntarily and helping with the upkeep of the lake would be granted a standard membership. This would allow any property owner who has been paying easement only or additional UGLPOA dues, who may be found to be outside the deeded boundaries of UGL, to continue their membership as it has been.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
March 10, 2026**

This is in keeping with the spirit of previous boards. Below is this part of the bylaws with the change in red.

Standard membership in the Association is open and limited to any person(s) who:

1. Owns real property as shown on one of the various subdivision maps as filed in the Passaic County Registrar's Office for the Upper Greenwood Lake development, or the Mount Laurel Lake Estates development, in West Milford, New Jersey,

2. Or has been a member of the Association since ~~1991~~ **2026**, continues to renew such membership annually without interruption, signs and delivers a membership form to the Association, agrees to abide by its Bylaws and the Rules and Regulations, and pays the annual easement fee and the annual standard membership fee. Such eligibility for membership shall be personal to the current member and shall end upon the member's transfer of all interest in the property to which the membership applies.

**A motion was made to change 1991 to 2026 in Article 3, Section 2 of the Bylaws at 7:33pm by Laura Nietzer, seconded by Travis Lizotte.
In Favor 14 Abstentions 1 Opposed 0**

A motion was made to add the following description for the Insurance Committee at 7:38pm by Laura Nietzer, seconded by Rob Burr:

Insurance: is responsible for overseeing the UGLPOA's insurance coverages. This includes evaluating existing insurance policies, analyzing costs, and recommending insurance renewals or new coverages to the Board. The insurance chair is the primary point of contact between the Board and external brokers.

In Favor 15 Abstentions 0 Opposed 0

A motion was made at 7:57pm to move to Executive Session by Laura Nietzer, seconded by Steve Ezratty.

In Favor 15 Abstentions 0 Opposed 0

A motion was made at 8:44pm to exit Executive Session by Laura Nietzer, seconded by Rob Burr.

In Favor 15 Abstentions 0 Opposed 0

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
March 10, 2026**

Committee Reports:

A) Activities: Jennifer Perez

Breakfast with the Bunny set up will be March 19th at 6:00 pm and the breakfast is March 21st at 9:00 am.

B) Beach: Linda Tonnessen

C) Boathouse: Travis Lizotte

D) Clubhouse: Anthony Giannantonio, Don Smith

- Our new snow plow vendor provided significant cost savings this winter.
- Carpet replacement – new samples were displayed for discussion.

E) Dam: Andrew Quirk

No activity. Water started flowing over the spillway on March 8th, but most of the lake remains frozen. A date needs to be set for this year's formal inspection.

F) Bylaws, Rules & Regs: Laura Nietzer - See motions above.

G) Docks: Dennis Decina

The office is receiving 20-30 bogus dock applications every day. Will work with Steve to address.

H) Dredging: Michele Denistran

I) Easement: Michele Denistran

J) Entertainment: no chair

K) Environmental: Andrew Quirk

- Spring cleanup is scheduled for Saturday April 25th, and past Board Member Kathy Straubel has again volunteered to lead the effort.

- An email blast went out to request that ATV riders stay off exposed lake bottom and muddy areas to protect dormant turtles who overwinter in the top few inches of the mud.

- The annual Resident Canada Goose Nest & Egg Depredation permit has been obtained.

- The Health Department has approved a new septic system for a lakefront property on Parlin Court.

L) Insurance: Michele Denistran

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
March 10, 2026

It is time to renew the insurance policy. A summary of what we currently have and a Statement of Values for the buildings and properties covered are being reviewed. Need an updated employee count and estimated payroll. The renewal quote is pending.

M) IT: Steve Ezratty

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr

P) Parklands: Jim Jones

Encroachments: Jess Nicosia

Q) Publicity & Public Relations: Jennifer Perez

R) Security: Laura Nietzer

Discussion about creating a Lake Orientation video that would be available on our website.

S) Stumps: Jim Jones

T) Weeds: Rene Manzo

Tim Miller, who has been the person on the fan boat for weed control for many years along with Aquatic Analysis and Larry Kovar, and more recently with Tigris, passed away this winter. We will be looking into Tigris as well as other proposals for lake management this season.

Plan to open up around a dock of a homeowner leading into Pioneer Canal. The proposal was approved but homeowner wanted to wait until spring. Discussion.

U) Bulkheads: Andrew Quirk

Snow and ice remain and the land is frozen, preventing any work on bulkheads. A new schedule and order of work will be prepared reflecting the fact that some projects remain unfinished, others could not be reached, and that a drawdown is not anticipated this year.

V) West Milford Lakes Association: Andrew Quirk, representative
NJCOLA

W) Ad Hoc: Centennial Committee: Andrew Quirk

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**A motion to adjourn was made at 9:30pm by Anthony Giannantonio, seconded by
Laura Nietzer. Approved by acclamation.**

Respectfully submitted,
Margie Culhane, Secretary