

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
April 8, 2024

Attendance

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

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

Attorney Present – James Romer - Yes

Public Session:

With a quorum present, the meeting was called to order at 6:38pm by Doug Grayson.

A motion was made to approve the March Regular Meeting Minutes as corrected and Executive Session Minutes as corrected by Doug Grayson, seconded by Rob Burr.

In Favor 8 Opposed 0 Abstentions 3

Board to review March financials individually. A motion will be made at the May 2025 meeting to approve.

Correspondence:

241 Point Breeze Drive - Request for short term rental renewal.

Utopia Deli - Putting a deck on the back.

43 Race Track Drive, last name Rigas - Lakefront - replacing a fence on the property - survey was done around the back of the property - the deck will be completely on their property.

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4 Silverton Walk - Steve Hargove - squaring off the rear first floor, addition second floor, expanding existing rooms, adding 3 small bathrooms, replacing existing deck at the same location. No survey thus far. Doug will leave a note for Will to look into this.

Treasurer's Report:

Nothing to report. Will approve the March 2025 financials at the May board meeting.

Membership Secretary Report:

	March	March	
Membership Numbers:	2025	2024	Diff:
POA Members	546	529	
Double dock	8	7	
Total POA	554	536	
Tenants (Renters)	3	3	
Specials (Stevens' Estate)	4	3	
Total Tenants & Specials	7	6	
Total POA, TEN, SPC	561	542	19
Total Easement	1174	1135	39

See notes about Lake Shore Inn possible future apartments and POA membership under Environmental.

Old Business:

Letter was approved to send to the family that was brought to the attention at the last board meeting by Ken Hall (Security) after multiple boating violations over the past few years. The letter highlights the importance of boating safety & warning about following NJ State boating laws or their membership will be at risk. This letter will go out with their membership packet.

With a quorum present, a motion was made to enter Executive Session at 7:50pm by Terry Gianniotis, seconded by Andrew Quirk.

11 in favor, 0 opposed, 0 abstentions.

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A motion was made to exit Executive Session at 8:30pm by Laura Neitzer, seconded by Andrew Quirk.

13 in favor, 0 opposed, 0 abstentions

Committee Reports:

A) Activities: no chair - Book club this month. Bonfire May 17th. Andrew would like to start a Centennial Birthday Committee. July 25th 6:30pm there will be a Centennial Birthday Committee meeting to plan events / Friday night social. Proceeds will go to the Centennial Birthday Committee. Breakfast with Bunny was a big hit. UGL Day events at the clubhouse are currently cancelled due to lack of volunteers. Discussion about how to get volunteers for these activities for the future. Will speak about this at the public meeting as well to try to encourage members to help out.

Dennis Decina brought up that he obtained quotes on a new sign for the announcement and activities board at the top of the mountain. The quote is about ~\$16,000 and high resolution would be about ~\$17,000. 120v, 20 amp. Needs electricity. We would need a licensed electrician to update the pole. This could be another ~\$2,000 expense. The current sign would need to be completely rebuilt due to current damage. We need to discuss with Jessica about where the funds will come from. There's concern from members about an LED sign and matching the community. Show of hands to look further into LED - majority, 12 people.

B) Beach: Linda Tonnessen

Working on longer hours. Setting up two late nights. Beach pavilion is getting gutters and power washed. Going to get sports & games there. Working on swim lessons & aqua park. Some employees will have WSI.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

Don Smith is getting quotes and looking into replacing the carpet. There are old tables that need to be repaired / replaced - about 4 or 5.

The idea of putting a storage unit outside for the tables and chairs was brought up. There's a suggestion of making a closet inside the clubhouse as well for storage. We could possibly put this outside in a section that we don't use.

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The Clubhouse committee will have a future meeting and discuss this further.

Will get WiFi thermostats possibly - Doug will look into this.

Clubhouse cannot have flammable mulch anything past 18 inches from the clubhouse since this is a Rental Property. The fire marshall gave us this year free, but next year we will have to change to river rock landscaping.

E) Dam: Andrew Quirk

Don Smith has joined the committee.

- Spillway: Debris and garbage removed 3/30. Annual inspection request sent to Ferraro Construction.
- NJCOLA: Presentation by DEP and Dr. Fred Lubnow on nearshore HAB monitoring and management.
- Legal Update (Eileen Born): Dam Appropriations Bill passed. Lake Associations exempt from reserve studies under the Structural Corporations Transparency Act.

The question of whether we have a specific date for the drawdown was brought up. Will be discussed at the next meeting when Will is present.

F) Bylaws, Rules & Regs: Laura Nietzer

Revised bylaws have been emailed to all board members and will be shared with Jim Romer for legal review. The final review of the revised bylaws by the board will happen during the month of April, and the final vote on the revised bylaws will take place at the meeting in May to approve them. Public information sessions about the bylaws will then be scheduled during the summer.

A motion was made by Laura Nietzer, seconded by Terri Gianniotis, to approve the removal of the previous revision in the Rules and Regulations, Section 5 - Special UGLPOA Membership addition “such eligibility for membership shall be personal

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to the current member and shall end upon the member's transfer of all interest in the property to which the membership applies."

14 in favor, 0 opposed, 0 abstentions

G) Docks: Karen Sarnowski

- Dock Applications: Increased applications (new, repair, replacement) being processed.
- Member Communication: Addressing member inquiries regarding dock placement mark-outs, erosion, unpermitted rebuilding, and the alleged 10-foot dock spacing misunderstanding (to be clarified).
- Dock Removal (Avon Rd): Two dilapidated docks removed as planned. One location was reassigned for a new dock; the other to remain open due to spacing issues.
- Upcoming Dock Activity: Scheduled dock assignments, mark-outs, building checks (including Passaic Rd retaining walls) this weekend. Busy April anticipated.
- Member Reminder: Email blast to be sent regarding the requirement for online dock repair/replacement applications. Members are encouraged to monitor their neighborhoods for unapproved dock work and notify the office/committee.

H) Dredging: Will Cytowicz no report

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

The LakeShore Inn - there's a problem with garbage. The garbage has been blowing into the lake. Andrew has been in touch with the town on this. If they do not clean it up in 30 days, they will be issued a summons. The LakeShore Inn is under contract for sale at the moment for a possible apartment complex/restaurant.

- There was discussion about whether the people that are renting in the possible future apartments would be able to join the POA. There was discussion about where their docks would go & how there's not much space on the lake. There's

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questions about the capacity of the lake. This will need further discussion in the future.

Harmful Algae Bloom (HAB) Permitting:

- NJ legislation (effective 7/1/24) requires free permits for chemical application in Category 2 water bodies for HAB mitigation.
- Permit requirements include pre- and post-application water testing, and an annual report.
- Regulated products (Nutrient Inactivators and Biologicals) have not been used in UGL but may be in the future. There would be a 30 day test period.
- Regulations mandate local newspaper notification and signage 24 hours before application. Each permit is for one product annually.
- Research indicates HABs are prevalent in shallow coves and shorelines, reinforcing the benefit of muck removal.
- Dr. Lubnow recommends allowing/planting reeds and maintaining non-nuisance submerged vegetation to compete with cyanobacteria.

Canada Geese Management:

- Increased Canada Geese and duck populations observed this spring.
- Geese hazing with dogs in Yardville Cove and egg addling permit obtained. Nesting activity underway.
- All islands checked on 4/5. A geese cull is under consideration.
- Geese Technologies estimate: \$475 for federal application, \$4,200 for 100-bird removal (summer 2026).
- Board to consider presenting cull option at November Easement Budget Meeting.
- Need a volunteer to chair a Canada Geese Cull ad hoc committee and hold public meetings before November to proceed with a 2026 cull.
- If approved in November, the application process should begin after 1/1/26.
- Imperative to get a volunteer to chair the Canada Geese Cull. There is a member who is willing to chair this, however he is not on the board. Doug suggests that he comes to a future meeting to discuss further and accept the position if the board sees fit.
- Laura brought up that as stated in the bylaws that it must be a board member to be a committee chair. It could be possible that this member could be an “assistant-chair” under the board member.
- The board must be ready for negative publicity.

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Committee Meeting (4/1/25):

- Present: Kathy Straubel, Jim Jones, Rene Manzo, Andrew Quirk, Dave Surman (phone).
- Agenda items discussed: Beautification/Clean-up (4/26 Blueberry Island), HAB permitting/reeds, egg addling/geese cull, May newsletter article, WIP/Island trail, Stormwater Management, Bulkhead construction, Flurosense replacement (CyanoFluor), Bird Flu reporting, Lakeland School water testing, Montclair University HAB monitoring, Rutgers rain garden assistance.
- Clean up is 4/26 - Andrew is asking for help.

L) Insurance: Michele Denistran

2025-2026 Policy Renewal

- Spoke with Univest Broker, Julie about the missing information to finalize the 2025-2026 quote.
- Information was provided by Exec to give to Julie this week.
- Information received from S'mores committee will be passed onto Julie as well.
- Pending for the final quote is:
 - Contact/Waiver
 - Rules and Regs

I hope the board agrees and it is understood the committee members will work towards finalizing these pending items so Blueberry Island/Camp Smores can be added as of June 30, 2025, the date our renewed policy goes into effect. Because of timing, Memorial Day, this year, is not feasible. Hopefully this summer will be a huge success and next year we will be all set up and ready for Memorial Day 2026.

Search for Other Insurance Brokers

- I did speak with another insurance broker (Dachs Insurance), Randy Sperling, who Don Smith provided. He was impressed by our current policy and the coverage Univest provides to the UGLPOA, which he agreed is a very unique niche lake community. He said our policy is pretty robust and he was honest in saying he wouldn't be able to provide anything remotely competitive.
- I think it is in the best interest of the UGLPOA to remain with Univest as their insurance broker.

Offering Country Line Dancing at Club House

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- Our General Liability (GL) does cover this if the instructors do not have their own insurance
- It would be wise to advertise to UGLPOA members only, because if opened to the public, the GL would not cover any claim submitted in the event of an accident. Our GL covers only UGLPOA members.
- Offering this activity at the Club House is a business decision

M) IT: Steve Ezratty

Steve has created some email forwarding - for specific committees (bulkheads, docks, events, news, & president). These emails should also go to the office which Steve will add.

The message board has been added to the website in its own banner for events & announcements.

Question of whether our public meetings should be on Zoom. Steve would be able to set this up. Our Zoom right now is free so we may need to upgrade. Laura brought up that admission is only for members in good standing so this would have to be vetted prior to the meeting. Karen brought up that it may be better to record it and then you can view it afterwards if you couldn't make it. Doug asks if anyone would like to head the committee - no one at this time. We will bring this up next month as well to get input from the absent board members.

N) Legal: Terry Gianniotis no report

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

David Volpe, 84 Racetrack brought up at the last meeting about parking & the quality of the parklands here with erosion into the lake. Today, there was discussion about whether this would be better with gravel vs. seed and topsoil.

Waiting for good weather to continue to work on the island. Once the contract for the clubhouse gets approved by the committee & legal, it would be an easy parallel to write the contract for the camping with the waiver. This is a work in progress with Michele and Terry. Our renewal of insurance is June 2025 - we may be able to start camping July 1st, 2025. Next year, it will be Memorial Day to Labor Day.

Bulkheads: Andrew Quirk - met with a resident at 384 Warwick Turnpike (no Parklands) and tenant at 127 Lake Shore Drive.

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Encroachments: Will Cytowicz, no report

Q) Publicity & Public Relations: Emma Goebel - The UGL Mirror - Spring Edition to go out hopefully by May 2025. Looking for information from each committee if there's anything pertinent to the upcoming season that should go out to the members. Next one after that is likely the end of June, 2025 given there will be more events going on and the season will be in full swing.

R) Security: Laura Nietzer

Buoys will be going in the lake shortly using one of the barges. The security boat will be in the water by the end of the month. WMPD has been scheduled to patrol the lake with Security again this summer. There is a plan to hire a security guard.

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo

- Lake Surveys: Starting this week.
- Pioneer Canal Obstruction: Discussed with Tigris using their new Trexor T 50 floating track machine to clear the obstructed entrance for navigation and potentially remove Lyngbya.

Andrew mentions that there is a need to keep the weeds in the lake in order to fight the harmful algae bloom - see Environmental notes above.

U) West Milford Lakes Association: Andrew Quirk

Planning meeting held on March 18th and report on WM Township Septic Ordinance and difficulties with enforcement.

A motion to adjourn was made at 9:10pm by Laura Nietzer, seconded by Michele Denistran.

In Favor 15 Abstentions 0 Opposed 0

Respectfully submitted,
Emma Goebel