

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
May 9, 2023**

Attendance

Becker, Heather	P	Grayson, Doug	P	Sarnowski, Karen	P
Culhane, Margie	P	Jones, Jim	P	Tonnessen, Linda	P
Cytowicz, Will	P	Manzo, Rene	E	Zielinski, Gary	P
Engleman, Lauren	E	Morrison, Debra	P		
Ezratty, Steven	P	Nicosia, Jessica	P	Open seat	
Giannantonio, Anthony	E	Nietzer, Laura	P	Open seat	
Gianniotis, Terry	P	Quirk, Andrew	P	Open seat	

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

Attorney Present – James Romer Y/N

Public Session:

1. Michele Denistran, 5 Dunham Road, had questions about how the board worked and how to get involved.
2. Steven Ezratty, 485 Lakeshore Drive, presented himself as a candidate for the board. Steve is a long-time resident and highly qualified IT professional who has been assisting the Membership Secretary for months with the new office software project.

With a quorum present, the meeting was called to order at 6:47pm by President Terry Gianniotis.

A motion was made at 6:48pm to appoint Steve Ezratty to the board position vacated by Selena Pyne that expires in 2026 by Laura Nietzer, seconded by Andrew Quirk.

In Favor 10 Abstentions 0 Opposed 0

A motion was made at 7:09pm to appoint Will Cytowicz as chair of the Dredging Committee by Debra Morrison, seconded by Karen Sarnowski.

In Favor 11 Abstentions 0 Opposed 0

 The board discussed the need to begin preparations for future dredging projects. Vacuum dredging may be explored as a more cost-effective procedure since conventional dredging has gotten so expensive.

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A motion was made at 7:17pm to enter Executive Session by Will Cytowicz, seconded by Karen Sarnowski.

In Favor 12 Abstentions 0 Opposed 0

A motion was made at 7:45pm to exit Executive Session by Will Cytowicz, seconded by Laura Nietzer.

In Favor 12 Abstentions 0 Opposed 0

A motion was made at 7:51pm to allow the Executive Committee to file a complaint with WMPD regarding abandoned vehicles on Racetrack Drive and Riverside Road by Will Cytowicz, seconded by Doug Grayson.

In Favor 12 Abstentions 0 Opposed 0

A motion was made at 9:36pm to sign the 5-year contract with TOPS for 60 cents per door per month effective in July 2023 by Will Cytowicz, seconded by Doug Grayson.

In Favor 12 Abstentions 0 Opposed 0

Bylaws and Rules & Regulations:

Laure Nietzer reviewed the updates suggested by members of the board and extensive discussion was had. She plans to have new drafts that include the revisions available for the June informational meeting.

Correspondence:

1. 631 Warwick Turnpike, fence permit application.

Membership Secretary Report:

Current Membership as of end of April (compared to 2022 numbers in parentheses)

POA – 612 (585)

Double Docks – 9 (10)

Tenants – 1 (3)

Specials – 6 (7)

Total POA – 629 (605)

Total Easement – 1271 (1286) – Easement Only – 642 (681)

POA membership numbers are very good, actually running ahead of last year.

Easement numbers appear to be lagging, although after speaking with the office it was learned that there were another 30 envelopes left for processing after the books had

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been closed out, which would push the numbers a bit closer to what we were seeing a year ago.

You will note that since the beginning of the new year we have collected quite a few past due Easement amounts. At this same time a year ago, we had only collected \$30K, so \$54,305 is substantially higher! In addition, we were contacted by two property owners who asked to be on a payment plan to pay off past Easement, and both are paying off largish amounts due, so we will see those payments increasing this line item as we go through the year.

Office has been extremely busy processing payments and putting membership packets together and shipping them out. Another usual phenomenon is people calling to say they didn't get their stickers in their packets.... no matter what is written on the annual bill people seem to think that they don't need to send their documentation in annually. Of course, this disrupts the flow of the office in taking the call and having to explain that they didn't include their required info for the stickers, so that is why they weren't included. Hopefully once the new data processing program is established we will be able to keep people's boat info and licensing digitally, and this will help to reduce interruptions in the office. For now, people need to wait to receive those stickers since we are working on the current payments and processing those. Regardless, the process has been much more streamlined in the office with Genny working hard on getting the packets together and mailing them out quicker than in the past.

Treasurer's Report:

A motion was made at 9:38pm to approve the March financials as presented by Jessica Nicosia, seconded by Laura Nietzer.

In Favor 10 Abstentions 2 Opposed 0

A motion was made at 9:41pm to approve the February Regular Meeting Minutes and Executive Session Minutes by Will Cytowicz, seconded by Laura Nietzer.

In Favor 9 Abstentions 3 Opposed 0

A motion was made at 9:42pm to approve the March Regular Meeting Minutes and Executive Session Minutes by Margie Culhane, seconded by Jessica Nicosia.

In Favor 9 Abstentions 3 Opposed 0

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A motion was made at 9:43pm to approve the April Regular Meeting Minutes and Executive Session Minutes by Will Cytowicz, seconded by Margie Culhane.

In Favor 8 Abstentions 4 Opposed 0

Committee Reports:

A) Activities: Heather Becker

- Comedy Night was very successful. Event made profit. Received feedback from one participant that they were not happy with context of jokes. Have communicated to vendor and will adapt show for November.
- Earth Day, April 22nd, Activities Committee donated donuts, coffee, and hot chocolate.
- Friday Social bonfire cancelled. Will use permit for another day.
- Boat Safety Course, May 6th from 8:30am – 4:30pm, 25 Attendees
- Possibility of a morning yoga on the beach Saturday morning

Sports Club:

- Volleyball and Cornhole return, eliminating Horseshoes, Lauren will provide schedule
- Fee last year \$25/person for entire season which included all games
- Cornhole Sunday, Volleyball Tuesday
- Recommendation to change Volleyball to Friday night from 6:30 – 8:30pm.
- Anji, Heather and Linda can help Lauren for the season
- Linda confirmed a lifeguard will need to be present for volleyball and cornhole

B) Beach: Linda Tonnessen

Beach Cleanup: 5/13

Inspection: 5/15

In-service Meeting: 5/20

Open Weekends: 5/27

C) Boathouse: no report

D) Clubhouse: Anthony Giannantonio, Gary Zielinski

There is an outside water issue requiring repair. Downstairs where they need access is crowded, so the committee recommends we purchase a shed for the beach to improve storage. The power washer needs repair or replacement.

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E) Dam: Andrew Quirk

At the end of April, in a 60-hour period we had 6 inches of rain which raised the Lake 9 inches.

Volunteers climbed across the spillway to remove debris that had accumulated during the winter.

When tested this month, the plate would not rise. Lenny Ferraro was contacted and came to do his annual inspection and maintenance. He fixed the problem and was able to fully raise and lower the plate seven times. He recommends that the hand crank be used for the first five or six revolutions. After that the electric drill can be used. He states that the plate is old and rough with debris, and it does not fully sit in a way that closes 100 percent. He does not, however, feel that anything needs to be done at present as it is acceptable. He pointed out that, if and when it needs more attention, it would require a diving team to address the problem.

The new Inundation Mapping is complete and will be mailed to NJ Dam Safety by Gannet Fleming, who undertook the work. Emergency Action Plans (EAP) will be updated over the next few months and then mailed to the ten stakeholders. Chuck Carbone at the Engineering Department confirmed that the height of the parking lot at the new "Havana Nights" on Lakeshore Drive South was not raised and is therefore not going to impede water flow in the event of a major storm.

F) Bylaws, Rules & Regulations: Laura Nietzer

Review of proposed changes suggested by board members to the Bylaws and Rules & Regulations.

G) Docks: Karen Sarnowski

Dock holder that wanted to be assigned across from Mtn Jug ended up being assigned on Racetrack Dr. at a dock that had come available at the end of last year. He was initially going to go to the Mtn Jug spot, but moving and installing his dock became a bigger issue, plus he really wanted to share his dock with a neighbor who was on the Wait List (who was helping to get the install done, and sharing in that location may have been problematic so he asked about another site). He still has to re-install his dock though due to spacing issues, which was rectified by him being able to use his dock. So, this reassignment at least ended up giving someone on the wait list a dock space too!!

A win-win in my mind.

Current Dock list is at 59 waiting.

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The only good news is that of these applications, 14 are either repairs or lakefront PO's, so it brings the number down to 45 for assigning. Since I started first with moving the guy above, I will start at the top of my list and begin making appointments for the few spots I have.

Would like to continue working on the two locations that were discussed last year on the Island Section. Will need to see where else is possible. I am encouraging all that I have communicated with to look to sharing for the next couple of seasons if at all possible. The problem with this is that many of these people are new to the community and may not know many others to even ask about sharing. It feels very bad telling people that they will most likely not get assigned this year and maybe not even next.

H) Dredging: Will Cytowicz
Please welcome Will as our new Dredging Chair.

I) Easement: Terry Gianniotis
J) Entertainment: no chair

K) Environmental: Andrew Quirk
US Environmental Protection Agency (USEPA) contacted UGLPOA to request permission to access a watercourse on our property. Permission was granted to sample water downstream of the dam in the wetlands along Riverside Drive that had been randomly selected by the USEPA. This will be one of 2000 sites selected nationally from 48 states, and tests will include water quality chemistry and aquatic life (benthic macroinvertebrate assemblages). Soft algae, fish assemblages and diatom communities will also be assessed.

The sampling sites for the Travelling HAB LAB project by Montclair State University (MSU) were chosen:

1. N 41, 11.114. W 74, 22.286 Dam
2. N 41, 10.880. W 74, 22.292 Blueberry Island
3. N 41, 10.261. W 74, 23.026 Small Island
4. N 41, 10.256. W 74, 23.419 Swamp inflow
5. N 41, 11.032. W 74, 22.166 Audubon

The first three correspond to sites used in the 2007 and 2017 Water Quality studies performed by Princeton Hydro. #4 is the inflow stream at the swamp and #5 is the prior #6 in the 2017 study.

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The launch of the program occurred on April 20th and three Committee members travelled to Montclair. Team members are Cathy Straubel, Terry Gianniotis, Dave Surman and lead by Andrew Quirk. They participated in their respective training sessions either through zoom or at MSU.

Clean-up Day was a big success, and it was wonderful to see a Cub Scout pack participating.

16 Canada Goose nests on all the Islands have been added.

Karen, Rene and Andrew continue to work on the Lyngbya problem in Audubon Cove and have selected a location for the aerator and a resident there is willing to allow the Association to use her power supply. Jim continues to work on mounting the new claw on the barge and retrofitting the existing claw onto the old barge.

The Committee met on May 2nd and discussed Erosion control and how to identify and notate the worst areas that should be addressed during the next drawdown.

Met with Heather Becker at a Point Breeze Property that requires a silt screen and new bulkhead.

L) Insurance: Debra Morrison

The renewal date is forthcoming, policy coverages reviewed with the Board for input.

M) Legal: CONFIDENTIAL – for executive session

N) Master Plan: no report

O) Parklands: Jim Jones

Good progress has been made on tree removal. There are three issues pending, the others reported have been taken care of. The three are a removal of a downed tree on parklands at 185 Lakeshore, a review of a potential dead tree that needs to come down at 6 Milton Ct., and although we removed a large downed tree from the lake water at 98 Race Track, there is further dead tree removal needed. Barbaris will schedule to remove that one.

Bulkheads: Heather Becker

Encroachments: Will Cytowicz and Margie Culhane

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Significant garbage removal was accomplished at the Riverside Road zoning violation location on township Beautification Day. A big thanks to the Cub Scouts who did roadside cleanup all along the length of Riverside, it looks great. The Township hauled away everything placed at the curb. Recommend the placement of no trespassing signage and boulders to prevent further encroachment once the area is finally emptied and clean.

Did a site visit on Racetrack where a deceased homeowner's boats have been abandoned for several years on Parklands, will be investigating salvage or other removal. Small boat there looks newer and will attempt to locate the owner for removal along with a motorboat that is reported to belong to a nearby resident.

P) Publicity & Public Relations: no report

Q) Security: Laura Nietzer

We are in need of more no-wake buoys. Ken has asked Phil Weisbecker to use some of his state contacts to help us get a contact at the state level to obtain free no-wake buoys. We are also researching this through the NJ Marine Services Bureau in Lake Hopatcong. The buoys we have that are usable were put in the lake at the end of April. (We cannot use the eagle buoys as they are not no-wake, but no boating.)

Ken has two new people to add to Security.

Ken is waiting for a list of easement holders to start manning the boat launch on weekends. He is doing the boating course at the Clubhouse this Saturday, and if the boat launch is busy, Art will be there for a few hours. Depending on the weather and receiving a list of members, Ken expects to have Security at the boat launch each Saturday and Sunday as of May 20th. And, of course, on Memorial Day, 4th of July, and Labor Day.

R) Stumps: no report

S) Weeds: Rene Manzo

Met with Karen and Andrew at Audubon cove and reviewed project. Plan to place a circulator with temporary electric from a neighbor. Filled out electrical permit. Need to get electrician to sign.

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T) Ad Hoc Committees:

West Milford Lakes Association: Andrew Quirk, representative

NJCOLA:

Thomas Conway of Cupsaw Lake spoke about Canada Geese control methods. He reported that geese and goslings may nest up to two miles from a lake and walk to it when old enough.

Richard Carlson presented on Bathing code and regulations, and NJ State Troopers reported on waterfront safety concerns.

UGL Environmental Management Task Force (UEMTF): no report

A motion to adjourn was made at 10:20pm by Laura Nietzer, seconded by Will Cytowicz. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary