

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
May 13, 2025

Attendance

Burr, Rob	P	Gianniotis, Terry	P	Nicosia, Jessica	E
Culhane, Margie	P	Goebel, Emma	E	Nietzer, Laura	P
Cytowicz, Will	P	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	E	Lizotte, Travis	E	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: no attendees

With a quorum present, the meeting was called to order at 6:44pm by Doug Grayson.

A motion was made to approve the April Regular Meeting Minutes as corrected and Executive Session Minutes as corrected at 6:48pm by Margie Culhane, seconded by Laura Nietzer.

In Favor 9 Opposed 0 Abstentions 3

A motion was made to approve the April Financials at 6:49pm by Margie Culhane, seconded by Rob Burr.

In Favor 11 Opposed 0 Abstentions 1

Treasurer's Report:

We kicked off the work on the 2024 audit, with the hope that we have it available at the August POA meeting.

Interest rates on the RBC accounts are holding strong around 4.5% through October, so we should have some nice interest this year - about \$20K for Easement and about \$5K for POA.

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Membership Secretary Report:

	April 2025	April 2024	Diff
Membership Numbers:			
POA Members	626	644	
Double dock	8	7	
Total POA	634	651	
Tenants (Renters)	3	3	
Specials (Stevens' Estate)	8	4	
Total Tenants & Specials	11	7	
Total POA, TEN, SPC	645	658	-13
Total Easement	1305	1298	7

Correspondence:

1. Tre Wright – email inquiring about items left at the boat launch.
2. Kenny Barrett – Marlboro-Avon-Smithville area – residents have been removing downed tree branches from Parklands but they need assistance. Jim Jones will respond.
3. Miriam Rosenberg – request to meet with Parklands committee regarding installing new steps.
4. Debra Morrison, 11 Yearling Trail – letter about Airbnb rules.
5. Josh and Letizia Rhodes, 26 Point Breeze - request a “letter of approval” for their STR (UGLPOA does not provide such a letter).
5. Report that someone spray-painted graffiti and left needles behind the Firehouse.

The UGLPOA thanks Phil Barbaris for moving the beach shed.

A motion was made at 7:25pm to move to Executive Session by Will Cytowicz, seconded by Laura Nietzer. In Favor 16 Abstentions 0 Opposed 0

A motion was made at 8:46pm to exit Executive Session by Will Cytowicz, seconded by Michelle Denistran. In Favor 16 Abstentions 0 Opposed 0

Discussion about creating a stand-alone Bulkheads Committee.

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Committee Reports:

A) Activities: no chair, no report

B) Beach: Linda Tonnessen

The beach passed inspection. The locks have been changed so any committee that needs access please see Linda. The new sand was delivered. Beach opens Sat May 24th and bonfire that evening.

Big thanks to the Boy Scouts who did cleanup and mulch as a thank for giving them the Clubhouse for their ceremony.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

In the process of getting quotes for new carpet.

Updates were made to the rental agreement:

Rental POA was \$360 now \$425

Rental Easement was \$540 now \$575

Security/Damage deposit the same \$300

Additional time \$95/hr

Overtime fee \$200

Wedding agreement no change:

3 days - Easement \$1250/POA \$950 - Deposit \$500

E) Dam: Andrew Quirk

Len Ferraro performed the yearly inspection and maintenance of the valve house and operator. The plate was opened to 80% to flush out debris in the pipe. The plate met resistance at about 5% open and we were reminded to use the hand crank to begin lifting the plate before using the electric drill. The trash rack will need to be inspected. Clean up of debris on the spillway took place on Earth Day.

Current members of the Committee (Doug Grayson, Jason Hartig, Don Smith and Andrew Quirk) all have a key to the valve house and a spare is in the Office. A plan will be drawn up for some routine maintenance of the valve house and to review the EAP.

F) Bylaws, Rules & Regs: Laura Nietzer

Laura suggests we defer the vote on bylaws to 2026 since we may have more changes that will not be ready by August.

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G) Docks: Karen Sarnowski

Springtime means busy time in the Dock World and it has not been any different with the exception of a lot of rainy weather this season.

Working with multiple people on dock installs in challenging situations and plan to tap on another board member's expertise in building in the case of at least one. Assigning is ongoing at the new area on the north end of Passaic which was completed in late Fall. Phil is readying to replace the one dock that was demoed as part of that project. Another community member has been assigned at this location, and another member is yet to be assigned at the last available spot.

Have yet to assign anyone at the redefined parklands on Racetrack at the end of Carter Cove, but have laid out the dock placements so that can be the next area of focus for many assignees. This area has a Community Dock to be installed also, and discussion is planned about adding more Community Docks along with signage of Do's and Don'ts of their use.

Plan to meet with the Mayor at the burned down property regarding what those in the neighborhood have to look at every day, along with possible health concerns about animals potentially occupying the interiors of the home.

The Parklands landscaping work looks good and we will watch to observe the geese before deciding to mulch in the area instead (it was seeded when the repairs to the bulkhead were done last year). The ornamental grasses are coming back and should present a nice barrier along the edge of our property.

Ongoing plan is to continue working down the dock list and also deal with dock issues that pop up. There are questions about some new oversized docks that we took photos of this past weekend and will follow up with the office on those as well.

Current Dock Applications number 65, and that is with at least five people assigned already this year, plus a number of people who were in progress with dock installation which have been inspected and given the green light for a Dock Tag. There is also a list of repairs that I will try to get approved so that those individuals will not lose time from dock use once our warmer weather is here.

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Working with Tanya on members who failed to meet the final due date of 5/1 for payments. Also, some of those on the Dock Waiting list are two years in arrears on Easement.

The Dock Application does have a statement about being a current Easement member *in good standing*. It will be modified a bit to make it very clear that if your Easement Fees are not current at the time of your application coming before the Dock Committee, you will be removed from the list.

A motion was made at 9:13pm to waive the POA fees for 2025 for Ray Rivera,
seconded by Laura Nietzer. In Favor 12 Abstentions 0 Opposed 4

H) Dredging: Will Cytowicz

Princeton Hydro had previously quoted performing the work that would encompass the majority of the dredging phases, less certain mechanical portions, disposal, and a land survey. The next project that we need to do is the land survey. Finding a vendor that will accept surveying the work areas has been exceedingly difficult since the 15 vendors that have been contacted have all declined the work due to the larger scope of the Parklands, the complications of dealing with private properties, a lack of experience with the permit requirements, or a flat-out refusal with no further explanation. We are continuing our efforts of finding a surveyor to accept the project.

In early March, the committee attempted to contact the homeowners that would be affected by the Pioneer Bay dredge. The email that we sent had a dreadful response rate with only three homeowners responding. Only one homeowner would be useful in the discussion of accessing the lake, our primary concern. We will have to go door-to-door to try a more direct means of contact.

Other complications that are going to arise are the encroachments within Audubon Cove such as fences that are blocking full access to the large swath of Parklands in the area. This will need direct communication with those homeowners that will address having to remove all obstructive items not only for the dredging projects, but also because the areas are Parklands.

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

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K) Environmental: Andrew Quirk

Discussion regarding a second year of Montclair participation.

The handheld cyanobacteria pigment measuring device is no longer available for purchase. The committee had been considering the purchase of a second unit for its members to use.

HAB reported in April at Culver Lake.

25 nests were added in 8 sections of the lake. Despite a request to residents to let the Committee know of any nests, no-one called the office. So far one breeding pair has been seen with a brood of 7 goslings. The attempts to find a Board or non-Board member to lead the potential cull next year has been unsuccessful.

A resident on Riverside Drive used a Bobcat excavator to move soil and rock on parklands. He was told to stop while the boundaries are marked out and a meeting can be arranged. Encroachment and Parklands are aware of the situation. It is the committee's recommendation that the Board write to all residents along Riverside Drive to remind them of the presence of parklands in front of their property. Two other excavators were parked at other locations, and one abandoned boat is on Parklands at 42 Riverside.

L) Insurance: Michelle Denistran no report

M) IT: Steve Ezratty no report

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

Bulkheads: Andrew Quirk - Discussion with Easement and Docks Committees and Contractor about limiting run off at Elmer Court. Met with the dock owner. Possible site for raingarden in tiers and capturing gravel and grit/debris that flows down the township road. Other similar roads are being looked at on the Island Section. A resident reported erosion by her dock on the bridge leading to Race Track Drive. Upon further investigation the Committee noted that erosion was present on all four corners of the bridge. Using coir logs and stone, the areas were repaired. Natural plants will be planted there soon.

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The Contractor returned to repair the washout caused by water and snow/ice damage at 103-107 Lakeshore Drive.

Encroachments: Will Cytowicz

On 5/3 the committee met in order to collect information and discuss a homeowner who is blocking access to Parklands and the dock on these Parklands, the encroaching work being performed on the Parklands, and the harassment that the homeowner continues toward any dock assignees to this area. The committee is sending a letter to the homeowner that the encroaching items will need to be removed within 15-days of the letter or they will become "members not-in-good-standing." If it reaches this point, the full board will be presented with the motion and an in-depth look at the encroachment itself. Aside from this, the committee is going to survey the property (the property stakes may have been removed or completely covered up by this homeowner).

Additionally, there is an adjacent house that is purposefully blocking access to these Parklands with their boat. They will also be issued a letter that will have the same consequences as the previously mentioned homeowner.

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

R) Security: Laura Nietzer

- The boat is in the water. The West Milford Police have been scheduled to continue to patrol UGL this summer, and a reminder went out in the newsletter that all boats must display their boating stickers. Since the weather became warm early, before Security was manning the boat launch, they will need to go around the lake, confirming boats at the docks have their stickers displayed. If they do not, a letter will be sent giving them 10 days to address this issue. Buoys are in the lake and will be adjusted due to the wind over the weekend.
- There was a missing boat on the lake, so security searched around the lake for the boat, but did not find it.
- There were some dock issues that Security noticed, and Ken contacted Karen.
- Security wave runner is going to have a radio installed so that the security staff can communicate with each other and be on the water soon, once the season starts.

S) Stumps: Jim Jones no report

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T) Weeds: Rene Manzo

Bought 1/2 pvc pipes and marked out the channel leading into Pioneer canal. Was to meet with Tigris last Friday but postponed due to rain. Will try this Tuesday. Trying to find a close launch site for their machine. Plan is to move material out of the channel to open up navigation. Material won't be removed from the lake. A temporary measure until more permanent dredging.

They will be treating 1/2 the lake this week for weeds, then another 1/2 in about two weeks. Full effect in about one month.

U) West Milford Lakes Association: Andrew Quirk, representative

NJCOLA: No report

WMLC: No report

V) Ad Hoc - Centennial Committee:

Terry Gianniotis, Jessica Nicosia, Andrew Quirk, Karen Sarnowski, Don Smith, Linda Tonnessen

W) Ad Hoc – Scanning/Shredding Committee:

Margie Culhane, Dennis Decina, Michele Denistran, Andrew Quirk

A motion to adjourn was made at 9:55pm by Will Cytowicz, seconded by Anthony Giannantonio. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary