

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
May 12, 2026**

**Attendance**

Burr, Rob	P	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	E	Hartig, Jason	P	Perez, Jennifer	P
Decina, Dennis	E	Jones, Jim	P	Piotrowski, Joanna	E
Denistran, Michele	P	Kucera, Joe	P	Quirk, Andrew	P
Ezratty, Steven	P	Lizotte, Travis	E	Smith, Don	P
Giannantonio, Anthony	P	Manzo, Rene	E	Tonnessen, Linda	P
Gianniotis, Terry	P	Nicosia, Jessica	P	-----	

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

Attorney Present – James Romer Yes

**Public Session:**

John Florey - 60 Upper Greenwood Rd: Safety concern re: dock for Whiskey Wolf Tavern: How many boats may be coming in and out of the cove across from the lake - increased traffic is a concern. Security will keep an eye on that area. (Whiskey Wolf applied as a POA member.) Brought up an FYI: There is a small lot, Block 2402 Lot 3, owned by West Milford (Public property 15C).

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

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**A motion was made to approve the April Regular Meeting Minutes (as corrected) and Executive Session Minutes (as corrected) at 6:45pm by Anthony Giannantonio, seconded by Steve Ezeratty.**

**In Favor 10 Opposed 0 Abstentions 2**

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**A motion was made to approve the April Financials at 6:50pm by Jessica Nicosia, seconded by Anthony Giannantonio.**

**In Favor 12 Opposed 0 Abstentions 0**

**Treasurer's Report:**

POA budget requests due in June for discussion

**Membership Secretary Report:**

2026-2025	April	April	
Membership Numbers:	2026	2025	Diff
POA Members	634	626	8
Double dock	7	8	
Total POA	641	634	
Tenants (Renters)	3	3	

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Specials (Stevens' Estate)	6	8	
Total Tenants & Specials	9	11	
Total POA, TEN, SPC	650	645	5
Total Easement	1316	1305	11

**Correspondence:**

1. 51 Racetrack - Nancy Ferraro: boat put back in water, Jessica reseeded the area. One boulder in the bulkhead was damaged. Rock will be replaced.

2. 694 Warwick Tpke - Jeff Houser (Engineering firm) notice of driveway, septic, well, Deck, and hardscape.

3. 673 Lakeshore - James Lord reports a tree in the water. It looks like there are two sheds on parklands at this address from an image sent with the correspondence. Encroachments will look into the sheds, and Parklands will look into the tree.

**Committee Reports:**

A) Activities: Jennifer Perez

Activities met on April 23rd to discuss upcoming events.

Next Trivia will be August 7th.

A vendor fair is in the works, tentatively planned for October 11th.

We will be holding activities meetings on an as-needed basis through the summer.

B) Beach: Linda Tonnessen

Bonfire Saturday

Beach passed inspections

Swim Lane docks need to be replaced

Clean up is still going on.

No AquaPark this year. (There is a leak)

Farmers Market on the beach: In the pavilion from 8 am-12 pm discussion.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio, Don Smith

New Carpet and dancefloor!

Kyle, the landscaper, has been very helpful and did a great job with snowplowing.

Discussion about what should be the next Clubhouse project.

E) Dam: Andrew Quirk

Work continues at the dam in preparation for the Formal Inspection. The Emergency Action Plan was exercised and is undergoing a complete rewrite by Jerry Cross as the original document was produced in 2003 and has had 8 revisions.

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F) Bylaws, Rules & Regs: Laura Nietzer

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**A motion was made by Laura Nietzer, seconded by Anthony Giannantonio, to change Section 1 – Number of Board Members in the Bylaws to the following:**

**The Board of Trustees shall consist of twenty (20) elected Trustees, all of whom shall be Upper Greenwood Lake homeowners who are Standard UGLPOA Members as defined in Article 3 Section 2, and are Members in Good Standing for a minimum of one year. Motion approved.**

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**A motion was made by Laura Nietzer, seconded by Jessica Nicosia, to change Section 7 – Manner of Election and Run-off for Officers in the bylaws to the following:**

**Following the Association’s Membership Election Meeting in August, nominations for a President, Vice President, Secretary, Treasurer, and Membership Secretary will be taken at the following September board meeting of the Trustees. Nominations to be considered must be seconded. During the September Board meeting, the Board of Trustees shall elect the following: a President, Vice President, Secretary, Treasurer, and Membership Secretary, to hold office for a period of one year starting October 1. Motion approved.**

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G) Docks: Dennis Decina

Assignments have been going well. Meetings were held with a number of homeowners who have been waiting a long time to discuss possible locations. An email blast was sent asking if anyone wants to surrender an unused dock or share one. Coming off the tough winter, there are a good number of repair requests being addressed. As the dues cutoff date just passed, there may be some PO's that will decide not to pay, possibly freeing more docks for new assignment. The three main coves people request are Clubhouse, Dover and Firehouse Cove. Firehouse Cove continues to be a focus and with the parking available there and we recommend funding a series of finger docks t, along with a project to clean it out the cove when we lower the lake. A rough estimate on finger docks there would be in the \$40-60k range for possibly 16-20 spots.

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On that note, the committee suggests raising POA dues. UGL is the lowest cost lake in Northern NJ. A \$75 per membership increase could bring in an additional \$50-60k.

We continue to examine the dock budget to accommodate building kayak racks in the locations previously mentioned, which would include a locking and numbering system.

Board Discussion re: docks/racks for kayaks/canoes at a reduced rate.

H) Dredging: Michele Denistran  
Summary/Overview of Winter Projects Completed: Report Pending

I) Easement: Michele Denistran  
J) Entertainment: no chair

K) Environmental: Andrew Quirk  
Canada Geese Egg addling was performed on all islands (except Carter Island), Firehouse Cove, and near the swamp area. A total of 28 nests were added twice by three volunteers. A breeding pair of swans has a nest with seven eggs.

A list of shoreline plants that are approved by the DEP, deter geese, are not normally eaten by deer, and are available from local nurseries is being prepared.

L) Insurance: Michele Denistran  
Renewal still pending.  
Immediately informed our Broker about the Bakalian Case Settlement and requested a complete reevaluation now that the 6-year case is no longer lingering. Since the beach will no longer have the AquaPark, that will also be included in the request for a re-evaluation. Was told the underwriter will get back to me.

M) IT: Steve Ezratty  
- Scanner & Computer Delivered  
- Both devices installed & tested  
- Software loaded and configured  
- Trained Joanna on how to operate  
- Set up small work area in file room  
- Joanne has started scanning.  
Scanner is very fast, should be able to reduce work time significantly

N) Legal: Terry Gianniotis (Exec)

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**A motion was made at 7:40pm to move to Executive Session by Anthony Giannantonio, seconded by Andrew Quirk.**

**In Favor 14   Abstentions 0   Opposed 0**  
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**A motion was made at 8:17pm to exit Executive Session by Rob Burr, seconded  
by Anthony Giannantonio.**

**In Favor 14   Abstentions 0   Opposed 0**  
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O) Master Plan: Rob Burr

The attached Introduction and Submission Template were approved in January 2024 as reflected in the Table of Contents (ToC) also attached, which includes Board approval dates for committee submissions available on request.

Attached is a draft for Dredging, last sent to me by Will with an indication the committee was continuing to work on it. Once a new dredging chair is named, a Word version will be forwarded so we can resume the pursuit of Board approval.

UGL tax maps are useful for dredging, docks, parklands, parkland encroachment committees and other purposes; attached is a summary of these maps all of which can be downloaded from the West Milford website address included.

P) Parklands: Jim Jones

Encroachments: Jess Nicosia

The committee sent a letter to 51 Racetrack regarding the construction debris on parklands, informing them that we will require some form of documentation that addresses the building itself being on parklands. We also tried to get information from the town on if the permits are for demo or building, but we still haven't been able to confirm. We did send a letter to the town building and zoning dept. alerting them to the need for the documentation before permits should be open/closed.

Legal/membership needs to work on the documentation for the long-term easement and the Board should discuss whether to charge anything for it.

The boat that was parked on the parklands adjacent to this property is now in the water (thanks, Travis and Jim!) but they left behind plywood which needs to be removed and there is a block missing out of the bulkhead that needs to be replaced at the boat owner's expense. Seed was spread where the grass had been damaged.

A letter was also sent to 173 Point Breeze, which has been listed for sale and includes mention of a private dock and private beach. They were told again that any new owners may need to remove the beach, which is on parklands. A copy of the letter was also sent to the realtor too. The language included that all correspondence would be provided to new owners upon their request.

Q) Publicity & Public Relations: Jennifer Perez

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R) Security: Laura Nietzer

- On April 10, 2026, there was a 911 call with a medical emergency from Carter Island. The West Milford police immediately contacted Ken Hall, the protocol for all water-related emergencies on Upper Greenwood Lake. The security boat was not yet in the water as it was still early spring, but Ken met up with Guy Cisternino, who provided transportation to Carter Island for Ken, West Milford police, and EMTs. (Property owner declined transportation to a hospital).
- The security boat went into the lake on April 11th.
- Buoys have been placed in the required areas.
- Ken Hall and Will Cytowitz will be hosting a Lake Familiarization session on June 7th at 1:30 pm at the clubhouse.
- Both Mat Mekelberg and Will Cytowitz have rejoined the UGL Security Team, so security is fully staffed.

S) Stumps: Jim Jones

T) Weeds: Rene Manzo

- The silt around the homeowner's shore in Pioneer Bay leading in to the canal has been removed by Tigris and their Truxor T50 machine.
- The Lake was surveyed . No treatment has been recommended. They will be coming every two weeks.
- Not as much weed growth due to cooler temps and ice and snow over the winter.
- Weed budget will need to be increased or could use the contingency fund. The original source for the contingency fund was from the weeds and stump budgets. There is currently 60k. Used to be 100k. Most lakes spend more.

U) Bulkheads: Andrew Quirk

No current projects.

V) West Milford Lakes Association: Andrew Quirk, representative

Mark Mora from the WM Health Dept. discussed bathing beach regulations. Linda Tonnessen also attended the presentation. Dave Stires presented new initiatives on recycling polystyrene, which can be taken to the Town yard.

NJCOLA: Next meeting is May 16th

W) Ad Hoc: Centennial Committee: Andrew Quirk

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**A motion to adjourn was made at 9:10 pm by Anthony Giannantonio.**  
**Approved by acclamation.**  
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Respectfully submitted,  
Margie Culhane, Secretary