

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Public Meeting Minutes
June 9, 2024

Attendance

Burr, Rob	E	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	P	Hartig, Jason	P	Quirk, Andrew	P
Decina, Dennis	E	Jones, Jim	P	Sarnowski, Karen	P
Cytowicz, Will	P	Lizotte, Travis	P	Tonnessen, Linda	P
Ezratty, Steven	P	Manzo, Rene	P		
Giannantonio, Anthony	P	Morrison, Debra	P	Open 1	
Gianniotis, Terry	P	Nicosia, Jessica	P	Open 2	

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

Attorney Present – Chris Miller Y/N

Attendance: 61

With a quorum present, the meeting was called to order at 10:03am by Doug Grayson.

- Pledge of Allegiance
- President's Welcome – This spring we put in the new playground and cleared the sidewalk by the beach, and we are at work creating a campsite rental on Blueberry Island called Project S'mores
- Board Introductions – members introduced themselves and their role on the Board

Storm Response – Jim Jones reports there are many trees down in the water and on land. So far have covered Point Breeze, Racetrack, and Landing. Trees will be dealt with first and then stumps. We are prioritizing and keeping a Master List which we are following. Send any questions, problems, concerns to office@uglpoa.com. Be sure to include an address on all correspondence. Please be patient, we have had a lot of emails and questions at the office.

Andrew adds that is the same with bulkheads and trees. We are getting much help from Phil Barbaris this week. There are currently eight places in the process of being cleared.

Treasurer Jess Nicosia relates her first-hand experience on Racetrack, one of the hardest hit areas. She asks everyone to please notify West Milford if you see power line issues with trees, they are being very responsive.

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Debra Morrison, Insurance Chair discussed our insurance status and passed around a pad to collect names and addresses of members who would like to report an issue. Debra described her 2½ hour trip with the adjuster around the affected areas of the lake; having the convertible top down was a very effective way to survey the damage. She should receive an indication this week about what may be covered.

- Committee Reports

Beach – Linda Tonnessen

Linda is grateful for all the volunteers who have been working on the beach. Music Under the Stars will be June 14th. Beach opens full time on June 20th.

Clubhouse – Anthony

Improvements have been made inside and out. Sisco Services and Barbaris Builders assisted to complete projects like grabbing back sand from the sidewalk. We received donated mulch from Skytop Recycling and flowers from Growers Choice. If you use these vendors, please let them know the POA sent you. We try to keep our costs low.

Membership Secretary – Terry

Last year we had our largest POA membership ever at 759. This year at the end of May we were at 703, and will probably catch up to last year during the summer.

Security – Laura

The Security team has been instructed that their main goal is to enforce the UGL Rules & Regulations. Even though we are a private lake, all owners are reminded that they must permanently affix their POA sticker to their boat(s). If you don't have your boat tags affixed, there are many public lakes you can go to.

Orange towing flags – please don't keep your flag up all the time. If your flag is up, it can be confusing to other boaters who are looking for a towee that they cannot find. We still have some people who don't know what a towing flag is for. Please, only display your towing flag if you are towing something/someone.

Please respect the No Wake buoys, especially the hazard buoys by the rocks. No Wake means no wake.

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Ken from our Security team commented that they have special radios to communicate with the beach, and they have already been called 3 or 4 times because people don't know how to anchor their boat and they drift into the swimming area. He advises that the longer the anchor line, the better. He also reminds everyone that UGL now has a kayak/SUP rule that requires a PFD (lifejacket) to be worn during use. He reports a better response so far this year to this new requirement. He advises that the NJSP will likely make it a statute for our private lake but it is still in process. It will be like Articles 12 & 13 which are special State regulations just for our lake.

- Question and Answer Session

Question – a member says her HOA includes Zoom streaming of their meetings for residents who are not able to attend in person, and would we consider this. Response – the board will follow up on this with regard to what our Bylaws and R&R will allow.

Question - what is the plan for the empty lot the POA purchased, at the corner of Longhouse and Lakeshore? Response – the lot is actually L-shaped and wraps around the corner (it does not include the area where the house is being built). Its use is currently under discussion, perhaps a combination of a park and some parking. We'd like something useful for the community.

Question – with regards to the camping on Blueberry Island... how will noise be dealt with so the area neighbors aren't disturbed? Response – there will be rules regarding use that will include quiet hours.

Question – a member asked if there are any restrictions regarding the eagles and their new nest, like there were in the previous location near Audubon Cove? Response – like usual the fireworks have been pushed to August. We do ask that the public behave appropriately because of the eaglets, especially with regard to fireworks. The new nest is not on our property. There is a second nest on Riverside.

The meeting was adjourned at 12:05pm by President Doug Grayson.

Respectfully submitted,
Margie Culhane, Secretary