

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
June 14, 2026**

Attendance

Burr, Rob	P	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	P	Hartig, Jason	P	Perez, Jennifer	E
Decina, Dennis	P	Jones, Jim	P	Piotrowski, Joanna	P
Denistran, Michele	P	Kucera, Joe	P	Quirk, Andrew	P
Ezratty, Steven	P	Lizotte, Travis	P	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 Y/N

Public Session: no attendees

With a quorum present, the meeting was called to order at 6:36pm by Doug Grayson.

A motion was made to approve the May Regular Meeting Minutes and Executive Session Minutes at 6:37pm by Margie Culhane, seconded by Anthony Giannantonio.

In Favor 8 Opposed 0 Abstentions 2

A motion was made to approve the May Financials at 6:38pm by Anthony Giannantonio, seconded by Rob Burr.

In Favor 12 Opposed 0 Abstentions 0

Treasurer's Report:

Jess provided copies of the proposed 2026 budget for discussion and review. It included raises she can anticipate (taxes etc.) plus needed increases for beach and hourly office staff. Still waiting on the update from the new insurance company.

2026 Budget will be voted on by the board at the July board meeting.

Steve requests that if you need IT help, please put it into your committee budget.

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Membership Secretary Report:

Membership Numbers:	2026	value\$	2025	2024	2023
POA Members	714	\$237.048	764	784	759
Double dock	7		8		
Total POA	721		690		
Tenants (Renters)	8		5		
Specials (Stevens' Estate)	7		8		
Total Tenants & Specials	15		13		
Total POA, TEN, SPC	736		703		
Total Easement	1404	\$436,124.52	1386		
As of May 31 st comparison:	2026 – 714				
	2025 – 682				
	2024 - 703				

Correspondence:

1. Blake Visconti, across from 18 Racetrack – letter commenting on erosion occurring at that location.
2. Roman Moczula, 7 Sewell Road – weeds are getting thick and it is becoming hard to navigate the area, especially around Blueberry Island.
3. Eric Bryant, 75 Banker Road – notice of STR.
4. Nancy Ferraro, 51 Racetrack (burnt house) grass has been reseeded, given to Parklands for follow-up.
5. Jill Wei, 197 Pt. Breeze – reports another dying tree.
6. Timothy Marzinke, Clayton Road – reports a fallen tree on parklands by his dock on the Island Section.
7. Karen Chadwick, 15 Upper Greenwood Road – (1) requests that a large branch from parklands at 19 Upper Greenwood Road be removed using the barge, and (2) requests that we bring the life jacket requirement back in line with State of NJ law.

Old Business

1. Tree work needed Clayton Rd.
2. Bylaws review/updates committees to-do: IT, Beach, Clubhouse, Membership, Security.
3. Jason had to change the valve on the beach shower again. Was closed during the winter, froze, broke. Shower head needs replacing too.

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4. 51 Racetrack/Point Breeze corner - the bulkhead has not been repaired at the burnt down house. The boat that was stored over winter on the parklands took it out when they put it back in the water this spring. They should cover the cost to replace it.
5. Jess proposed a pilot program to encourage people to clean up their Parklands areas. POA would provide funds to hire landscaper to pick up refuse collected by the neighborhood and placed in staging areas.

A motion was made to include the Encroachments Committee submission in the Master Plan at 7:23pm by Rob Burr, seconded by Jess Nicosia.

Board Discussion

A motion was made to rescind the Encroachments Committee submission motion at 7:31pm by Rob Burr, seconded by Jess Nicosia.

A motion was made at 7:46pm to move to Executive Session by Anthony Giannantonio, seconded by Terry Gianniotis.

In Favor 16 Abstentions 0 Opposed 0

A motion was made at 8:32pm to exit Executive Session by Rob Burr, seconded by Dennis Decina.

In Favor 17 Abstentions 0 Opposed 0

Bylaws revisions:

A motion was made at 7:52pm by Laura Nietzer, seconded by Anthony Giannantonio to change Article 2, #5 to read: To make periodic reports and communicate in written or electronic media as appropriate, including, but not limited to, email blasts, social media, and keeping the website up to date, to share information with its membership and the surrounding community.

In Favor 16 Abstentions 0 Opposed 0

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A motion was made at 7:53pm by Laura Nietzer, seconded by Dennis Decina to add to the Code of Conduct #11B: Additionally, board members should be familiar with all other past legal proceedings affecting easement rights and/or Association governance.

In Favor 15 Abstentions 0 Opposed 0

A motion was made at 7:59pm by Laura Nietzer, seconded by Anthony Giannantonio to add to Article 8 section 3, IT committee description – “maintaining the” (website).

In Favor 15 Abstentions 0 Opposed 0

Motion made at 8:40pm to approve the June 2026 final revised bylaws to bring to the POA membership for approval by Laura Nietzer, seconded by Anthony Giannantonio. all in favor 17 .8:40p

In Favor 17 Abstentions 0 Opposed 0

Committee Reports:

A) Activities: Jennifer Perez

Trivia is scheduled for Friday, August 7th - doors open at 6:30pm, trivia starts at 7:00pm. Sunday, October 11th is the Fall Fest Vendor fair. Permit was filed on May 21st with the town for the event.

B) Beach: Linda Tonnessen

C) Boathouse: Travis Lizotte

D) Clubhouse: Anthony Giannantonio, Don Smith

The CH is asking for perennials (shade) donations from the community. We are getting 4 new tables. Actively looking for stewards for events, must be over 18 and must be available by phone for emergencies.

E) Dam: Andrew Quirk

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Don Smith and Andrew Quirk met our Engineer for the Formal Inspection of the Dam on June 1st. Much work preceded the review, including Don painting the door to the valve house. A chain was installed at the spillway apron with a hazard warning sign. It should be noted that the Barbaris brothers donated materials and the time of their work crew to install the old operator on a cement pedestal that they created at the dam, so that the public can view this nearly one hundred-year-old historical artifact that for decades was so important to the management of the lake. Their generosity in donating their time for free is greatly appreciated.

F) Bylaws, Rules & Regs: Laura Nietzer
Revised draft to be motioned for approval.

G) Docks: Dennis Decina
A thank you to Travis for moving a dock over to Dover Cove.

H) Dredging: Michele Denistran
Over the winter a few areas around the lake were improved by removing organic material (lyngbya) built up along the shoreline. The areas identified were:

- Audubon Cove
- Dove Road – both sides / end of cove
- Old Firehouse
- Seabrite
- Witte Road – first causeway in cove / second causeway in cove

This was all done by a contractor.

A landowner agreed via contract to use the material for his farm land.

This landowner is a possible recipient for future dredge projects.

The areas were graded and reseeded and any docks removed were replaced.

This was a small test project to strategize a plan and not a true dredge.

The committee intends to meet over the summer to discuss the next project.

I) Easement: Michele Denistran

J) Entertainment: no chair

K) Environmental: Andrew Quirk

A suspected blue-green algae bloom emerged in mid-May and was reported to the Office and Committee by about twelve individuals. It is encouraging that community monitoring and reporting are on the increase, but disappointing that our new water treatment company has been so slow to report the analysis of a sample that was

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requested. The committee's concerns that the new company would not provide the level of service that had been provided by Aquatic Analysts and Larry Kovar for over 25 years have proven accurate.

L) Insurance: Michele Denistran

The 2026-2027 policy renewal is still pending. Univest, our current broker, provided a significantly higher proposal. After questioning, they did respond that they were only able to deduct \$2500.

LAMB visited the office a few weeks prior. We then had a virtual meeting with two of their representatives, and asked them to provide a more competitive bid. They said more information would be provided by the end of the week.

M) IT: Steve Ezratty

N) Legal: Terry Gianniotis

O) Master Plan: Rob Burr

See motion above.

P) Parklands: Jim Jones

Encroachments: Jess Nicosia

The encroachment committee sent a letter to 9 Schmidtke Lane outlining the amendments to the Rules and Regulations relating to behavior towards other POA and Easement members, It cited the report from another member of menacing behavior resulting in a call to the police back in March. We also mentioned the ongoing encroachments (a boat blocking access to parklands).

Requested an update on tree removal at 673 Lakeshore that was in correspondence last month. Existing encroachments will be addressed after the tree is removed.

Q) Publicity & Public Relations: Jennifer Perez

R) Security: Laura Nietzer

On May 31, 2026, there was an incident at the boat launch area with a property owner whose boat trailer hit the vehicle of one of our security personnel. There is video of the resulting interaction that shows who was driving the vehicle with the trailer, and his comments to our staff were extremely rude. An incident report was filed and the security camera footage of the incident has been reviewed.

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Security has been on the lookout for boats without stickers and docks without stickers, and passing that information on for follow-up.

The committee is working on setting up a phone for Security use so they don't need to use their personal phones.

On June 7th, Ken Hall and Will Cytowicz hosted a lake familiarization session at the clubhouse. There were 7 attendees. An informative slide deck was presented and was shared with the Board. A suggested was made to share it on our website.

S) Stumps: Jim Jones

T) Weeds: Rene Manzo

On 5/27 we treated Deli/Jug cove, the shoreline at Racetrack Cove, Audubon Cove, around Blueberry Island, and Mount Laurel Lake. Should see effects in 20-30 days. Material should turn brown then fall gradually. Any more treatment at once may cause concerns for fish. Will be treating Carter, Bridge Run and likely Yardville cove. Will be spending more money this year and will need monies from the contingency fund (which was originally funded from cuts in the weed and stump budgets).

U) Bulkheads: Andrew Quirk

The restoration work at 3 Riverside Road is underway, and planting will occur this week.

V) West Milford Lakes Association: Andrew Quirk, representative
NJCOLA

W) Ad Hoc: Centennial Committee: Andrew Quirk

A big thank you to Barbaris for completing a display area for the old operator from the dam as part of preparing for the centennial celebration.

A motion to adjourn was made at 9:42pm by Jess Nicosia.
Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary