

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024

Attendance

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

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

Attorney Present – James Romer Y/N

Public Session:

1. Anthony Neglia, Castle Rock Road – He would like to join the POA so his daughter can come to the beach and the Clubhouse. The Board asked him to provide us with his block/lot for the board discussion and recommended he check his deed for easement rights.
2. Sharon Defranco, Witte Road– She commented on the number of lily pads in Laramie Cove and the invasive phragmites, with concern about lake loss. Andrew responds that Laramie is on the dredging list. Board requests that Sharon send her a list of problem areas for the dredging project.
3. Nick Rondinelli, 8 Blackfoot – He reports that for three years he’s been managing on his own to deal with two trees in the lake in the small cove by him, but now it’s becoming a swamp and he can’t manage it by himself anymore. The trees are from Lot 15, which is vacant, whose owner lives across the street from it. There is another tree ready to fall that is hanging over the lake. Board requests he send a letter requiring action, and it will be added to list of open tree projects.

With a quorum present, the meeting was called to order at 6:55pm by President Doug Grayson.

A motion was made to approve the June Regular Meeting and Executive Session Minutes as corrected at 6:57pm by Margie Culhane, seconded by Rob Burr.

In Favor 11 Opposed 0 Abstentions 5

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024

Correspondence:

1. Anthony Neglia, Castle Rock Road – see Public Session above.
2. Iwan Sutedjo, Lake Shore Drive South – requested reimbursement for tree removal. Debra reported that she was told he was notified that she was on it, but there is no result yet. She reports it was a large tree that was hard to get to and required the barge.
3. Jen Mackinnon, Pinecliff Lake trustee – requested information about any placard/beach tags/boat tags the UGLPOA uses to identify members and to keep nonmembers from using their lake. Board will request that the office send our vendor information to her.
4. Patty Augusta, Racetrack – She responded to a letter sent by board about non-sanctioned clearing of POA parklands. Neighbors have reported seeing mulch from the area running into the lake already.

The Board welcomed its newest member Don Smith, who has been active on various committees. Board members introduced themselves and their role on the Board.

Secretary's Report:

Proposed a "New Board Member Welcome Packet" and provided a list of sample inclusions. Board has also discussed a New Member Welcome Packet, like many HOAs have, to educate new buyer-members about the lake, the Easement, and the UGLPOA. Recent buyers have mentioned that they did not know about the dues, lake rules, Parklands, or other pertinent information about UGL until after their home purchase.

Treasurer's Report:

Jess presented the proposed budget for 2025 which will be approved at the next board meeting and voted on at the public POA meeting August 17th. She recommends a new use study for the CH since most of the projects from the last one have been completed.

A motion was made to approve the June Financials at 7:36pm by Jess Nicosia, seconded by Rob Burr.

In Favor 14 Opposed 0 Abstentions 2

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024**

Membership Secretary Report:

June Membership Numbers	June	June	
Membership Numbers:	2024	2023	Diff
POA Members	762	745	
Double dock	7	10	
Total POA	769	755	
Tenants (Renters)	10	11	
Specials (Stevens' Estate)	7	7	
Total Tenants & Specials	17	18	
Total POA, TEN, SPC	786	773	13
Total Easement	1462	1473	-11

A motion was made at 7:51pm to move to Executive Session by Rob Burr, seconded by Terry Gianniotis.

In Favor 16 Abstentions 0 Opposed 0

A motion was made at 8:35pm to exit Executive Session by Laura Nietzer, seconded by Rob Burr.

In Favor 15 Abstentions 0 Opposed 0

A motion was made at 8:37pm by Anthony Giannantonio, seconded by Laura Nietzer as follows:

RESOLVED that **DOUGLAS GRAYSON**, the President, or **ANTHONY GIANNANTONIO**, the Vice President, is authorized, empowered, and directed to execute, acknowledge, and deliver, on behalf of this Corporation, such documents, instruments and papers, and to perform such acts as may be legally, properly, and reasonably required or necessary for the purpose of this Corporation's purchase from the Township of West Milford of the real property located at Burrow Road, Hewitt, New Jersey [Block 2018, Lot 7], for a total purchase price of \$30,000.00.

The President or Vice President is further authorized and directed to execute all such ancillary and supporting documents and instruments, and to do any and all other things as may seem necessary or advisable to affect the full intent and purpose of this

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024**

resolution and of the Agreement to Purchase Real Estate via Tax Sale, April 17, 2024, between Township of West Milford and Upper Greenwood Lake Property Owners Association, Inc.

In Favor 16 Abstentions 1 Opposed 0

A motion was made at 8:52pm to make IT a standing committee by Rob Burr, seconded by Karen Sarnowski.

In Favor 17 Abstentions 0 Opposed 0

President Doug Grayson appointed Steve Ezratty Chair of the IT committee.

A motion was made at 8:53pm to approve the appointment of Steve Ezratty as Chair of the IT committee by Jess Nicosia, seconded by Laura Nietzer.

In Favor 17 Abstentions 0 Opposed 0

A motion was made at 8:54pm to approve the proposed UGLPOA budget with an increase of 3.3% for the year 2025 to \$318.87 per membership by Jess Nicosia, seconded by Rob Burr.

In Favor 17 Abstentions 0 Opposed 0

A motion was made at 9:35pm to approve the President's submission for the Master Plan by Rob Burr, seconded by Debra Morrison.

In Favor 14 Abstentions 1 Opposed 0

Owners of a Firehouse Cove dock, discussed previously by the Dock Committee and the Board as having significant water depth issues, have requested that due to supply issues with dock sizes, an additional 2' be allowed so they can obtain the necessary extension that was approved. Board agrees to approve the additional 2'.

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024

Discussion about Elmer court – Dock Committee would like to waive the membership fee for this year since they cannot access it. Board consensus is to extend their dock promptly to allow usage until the access to Parklands can be redone.

A dock was donated for Firehouse boat use, the Agreement has been signed and returned.

Committee Reports:

A) Activities: Linda Tonnessen, acting chair

B) Beach: Linda Tonnessen

The beach season is off to a great start. The kids are enjoying the new playground.

Thanks again to all the volunteers who put in their time, talent, and efforts to make this happen.

Swim lessons have begun, and will continue to July 19th.

Aqua Park will be open on or before July 22.

The annual Hot Dog roast will be July 13th, 12-4, open to all POA members.

Teen Night will be July 19th

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio no report

E) Dam: Andrew Quirk

The Dam passed its biannual inspection.

The Operation and Maintenance Manual required updating from its 2011 past edition.

The cost for this was \$500.

The Engineer asked for some vegetation to be removed from the upstream slope riprap and from the southeast transbasin on Lakeshore South.

Water height is now below crest for the first time in about 10 months.

F) Bylaws, Rules & Regs: Laura Nietzer

Request discussion of Section IV (General Rules and Regulations) Part G which pertains to roads. There is an entire section of the R&R devoted to private roads owned by the Association. It also includes the car sticker we no longer have as part of our membership kit.

G) Docks: Karen Sarnowski

It has been a very busy June with docks. Assigning appointments, many new members with many questions, many issues with assignments the list goes on and on. While the

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024

assigning is happening and people are coming off the list, the list continues to have new applicants, and our waiting list remains high.

Current list has 53 Applicants. Out of those 53, (9) are lakefront property owners who have been told they can use their dock until an inspection is done and paperwork in order. That leaves (44) people to assign.

Met with (9) people either assigning or looking at repair requests. Will be continuing to meet with applicants until all locations are assigned. The spots are dwindling.

Barbaris moved a dock that was requested he do which was reassigned to a neighbor, since it did not have a plate, but the owner turned up thereafter and its plate was found (after the dock recipient and I had both looked at it).

The area at 51 Racetrack is sufficiently finished, and once the dumped pile of tree debris is removed, spots will be assigned. Poison Ivy in the area was sprayed, but continued spraying may be necessary to get it under control. At some point this month, one of the new decorative grasses we planted appeared to be dug up and removed. Very disappointing.

Once a decision on the Elmer Court area is made, the existing dock will be removed and replaced with a new, shorter dock for community use such as launching non-motorized watercraft, fishing, and swimming. Will continue to add grass seed since the fight with the geese and maintaining what has grown has been relentless. Will encourage assignees to assist in chasing them, keeping area neat, and assisting with poison ivy control. Will look at benches once docks are all assigned.

Also, once all available spots are assigned, we may want to consider looking at empty docks in accessible areas to see if dock owners would like to share their dock while people wait on the list for their own dock. Can be discussed next month.

H) Dredging: Will Cytowicz no report

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

Fleurosense recordings of pigment from Harmful Algae Blooms have continued and discussions are ongoing with the IT Committee about the best way to make the public aware of any type of bloom.

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024

There appears to be more Canada geese this year with at least 30 in one flock.
Underwater Bryozoans are numerous and early this year. We have had increased rainfall in the last 30 days and some storms have been torrential.

L) Insurance: Debra Morrison no report

M) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

N) Master Plan: Rob Burr

Proposed President section submitted for approval.

O) Parklands: Jim Jones

Bulkheads: Andrew Quirk

After the Board approved the motions last month, work began immediately on three properties on Lakeshore North. Various items encroaching on Parklands were removed. Security has been asked to begin patrolling this area now that it has a jet-ski. The aim is to prevent the prevalent illegal launching of the non-registered 5 Jon boats and 3 jet-skis that were removed from Parklands and placed on the Homeowners yard. The bulkheads are a major improvement and have eliminated run-off and erosion of the shoreline. Work is expected to conclude this week.

Encroachments: Will Cytowicz no report

P) Publicity & Public Relations: no chair, no report

Q) Security: Laura Nietzer

We have purchased a used jetski for Security and hope to have it registered and in the water by Saturday, July 13th.

There is a new boating law in effect regarding the passengers on Personal Watercrafts (jet skis):

New Regulation - 13:82-1.13 Riders

The owner or certified operator of a personal watercraft (PWC) shall not allow any person or persons to ride between the certified operator and the steering controls of the personal watercraft (PWC).

Police have been scheduled and will continue to come and patrol the lake with security during the summer.

R) Stumps: Jim Jones no report

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 9, 2024

S) Weeds: Rene Manzo

Pioneer Cove treated. Dover and Audubon coves to be treated for lyngbya on Monday July 10th.

Larry Kovar sold his company to Tigris water management company. He states nothing will change with service to the lake and no employee changes. He will be managing the lake. He is still a message or phone call away with any concerns at any time.

T) West Milford Lakes Association: Andrew Quirk, representative Mark Moya of the Health Department will be the next guest speaker.

NJCOLA : No meetings in the Summer.

A motion to adjourn was made at 9:49pm by Andrew Quirk, seconded by Anthony Giannantonio. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary