

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
July 8, 2025

Attendance

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

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

Attorney Present – James Romer Y/N

Public Session:

Steve Taylor, 21 Upper Greenwood Lake Road (tenant) – The landlord was contacted by the office this July for non-payment. Steve requests that we confirm his record of payment (using Square UP) with the office and find out what the issue is. Steve Ezratty will follow up.

With a quorum present, the meeting was called to order at 6:42pm by Doug Grayson.

A motion was made at 6:44pm to approve the June Public Meeting Minutes as corrected by Margie Culhane, seconded by Will Cytowicz.

In Favor 12 Abstentions 2 Opposed 0

A motion was made at 6:46pm to approve the June Regular Meeting Minutes as corrected and Executive Session Minutes by Margie Culhane, seconded by Jessica Nicosia.

In Favor 14 Abstentions 0 Opposed 0

A motion was made at 6:50pm to approve the 2025 UGLPOA budget at \$332 by Jess Nicosia, seconded by Karen Sarnowski.

In Favor 14 Abstentions 0 Opposed 0

Treasurer's Report:

A column was added to the spreadsheet to show the Membership number difference between May and June. In May it is common for a spate of late payments to come in.

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Discussion over how to break down camera cost allocation between Beach and Clubhouse committees. Review of proposed budget for 2026.

Correspondence:

1. Michelle Rust, 5 Witte Cove – Notification that a tree has fallen in the far end of Witte Cove across from the church.
2. Kathleen Gnudi, 9 Schmidtke Lane – thanks the Board for their kindness in letting her speak before the board.
3. WMFD notice of fire prevention violations (Clubhouse) – we were advised four months ago at our last yearly inspection of a new rule, no combustibles near a building (applies to mulch). There would be a grace period of one year to allow everyone to comply. Four months later we received a second “yearly” inspection, at which time we were given two citations (one for the mulch, and another about the fan auto shutoff alarm. The committee is working on these two issues. Plan is to remove the mulch this fall, and next spring maybe river rock will be used instead.

Membership Secretary Report:

	June	June		Month
Membership Numbers:	2025	2024	Diff	May Diff
POA Members	736	762	-26	54
Double dock	8	7		
Total POA	744	769		
Tenants (Renters)	12	10		
Specials (Stevens' Estate)	8	7		
Total Tenants & Specials	20	17		
Total POA, TEN, SPC	764	786	-22	61
Total Easement	1448	1473	-25	62

Reminders:

The Centennial Committee will kick off with a Friday night social July 25th at 6:30pm. Andrew Quirk’s book on the history of UGL will be available that night for purchase.

The UGLPOA annual meeting and voting will be Saturday, August 16th at 10am. The hot dog roast on the beach will follow.

Bylaws/Rules & Regulations: The Board discussed proposed revisions to the Rules & Regulations section on docks that was prepared by Laura Nietzer and Karen Sarnowski.

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A motion was made 7:42pm to revise the Rules & Regulations for docks as presented by Laura Nietzer, seconded by Anthony Giannantonio.

In Favor 15 Abstentions 0 Opposed 1

A motion was made 8:11pm to revise the Clubhouse rules as presented by Laura Nietzer, seconded by Travis Lizotte.

In Favor 16 Abstentions 0 Opposed 0

Docks Request #1 – Karen recommends allowing a member to lengthen their dock in a shallow area, similar to one the Board approved last year, to allow two members to fit their boats in that area. After proposed dredging improves the area, they will be asked to remove some of the extension. Board agrees.

Dock Request #2 – Karen reports that a member wants to install a kayak float instead of a dock. It will take up less space than a dock. Conditions: It would still count as part of the ten feet usually allotted in the space next to dock, it should be positioned properly for future dock placements there, and the member must get a dock tag. Board agrees.

A motion was made at 8:28pm to move to Executive Session by Terry Gianniotis, seconded by Dennis Decina.

In Favor 16 Abstentions 0 Opposed 0

A motion was made at 8:57pm to exit Executive Session by Will Cytowicz, seconded by Anthony Giannantonio.

In Favor 16 Abstentions 0 Opposed 0

Committee Reports:

Activities: Linda Tonnessen, acting chair

We had 27 people for the line dancing classes. The next session starts July 21st and goes for 6 weeks.

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B) Beach: Linda Tonnessen

A 9-year-old was on the beach with no parent. A reminder that all children under the age of 13 must be with an adult. Children age 13 and older may attend the beach on their own.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio no report

E) Dam: Andrew Quirk

Waiting for Ferraro Construction Company to check the valve again.

The cement chute area on the right abutment was repaired, and plants and mulch were applied.

F) Bylaws, Rules & Regs: Laura Nietzer

See motions above on page 3.

G) Docks: Karen Sarnowski

Assigned Dock/Dock Space for install – 10

Inspected Existing Dock for New Owner – 1

Relocated Dock Assignment – 3

Checked on Dock Issues/Repairs needed with contractor – 2

Corresponded with Dock Owners having issues and with assignees from 2024 who have yet to install their docks – 4

Approved Repairs – 3

Inspected Newly installed Docks – 3

Existing new(er) owners needing a dock inspection – 10

Owners in progress of work from last year needing inspection once completed – 2

Current Dock List Status – New Applications – 51 (yes, even with all that assigning we still have over 50 on the list).

Current Availability of spots – Approx 17-20

Advising people who will remain on the waitlist until next season to see if there is a neighbor that they can share with. Assignment next season will be in application order.

H) Dredging: Will Cytowicz

The office was contacted on 7/2 regarding a property owner who has a large amount of suspended sediment buildup near their bulkhead from the Tigris mechanical pond

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project. We met with the property owner, and Rene has contacted Tigris to look at the area to see if they can remove or diffuse the material.

Letters were sent out to property owners regarding our upcoming land surveying. By the August meeting, we hope to have quotes for the wetland delineation phase that will then lead to the actual engineering of the project. We hope that these phases move quickly and will realign our program for a full drawdown by the end of the fall.

A meeting is being planned to review the Dredging Master Plan.

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

1. An accumulation of blue green algae formed along the beach on June 30th. The beach was closed while testing was performed and results provided by Tigris 36 hours later were negative for microcystins. The sharp fluctuations in temperature (64 degrees at night and 94 degrees in the day) caused thermal mixing of the water. High numbers of boats on the water at the weekend may have also caused the bacteria to lift away from the lake bottom and cause the blue-green bloom. Fortunately, it was not the harmful type. Secchi disc and fluorescence readings are being monitored two to three times a week.

2. Met with a resident on Emerson to discuss geese problems.

L) Insurance: Michelle Denistran

1. 2025-2026 Policy is renewed as of July 1.
2. UGL POA received a \$25k reimbursement from the beach accident on 6/3. This was from the driver's insurance and not ours.

M) IT: Steve Ezratty

Due to concerns about the original database on the old laptop, we were able to get the 1977 software to work on a new laptop, and we were also able to copy it onto a memory stick. Steve also has a backup copy. The boat launch now has laptop. New pages have been approved for the website and will launch at the end of July. The scanning & shredding project is getting estimates. We will use a cloud tool to store it.

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Discussion re using transcription software. Steve says transcription works best for small committees.

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

Jim Jones reports that the first camping at Camp S'mores went well with several attendees. The Port-a-Jons were attended to, it went smoothly. Travis extended thanks for everyone's help in getting it ready. The Committee decided to stick with 2 campsites and make a picnic spot where the boats tie up. They did have to remove a few branches from the storm last week.

The barge was repaired and is in the water and water-tight. Barge weighs 13,800 pounds and drafts 6". Jim described that the new skinning will require several steps and is a substantial undertaking. He would like to thank Barbaris for always showing up when really needed.

Bulkheads: Andrew Quirk

Work completed on Elmer Court except for clearing of Parklands.

Hope to do similar work on Iona, followed by Upper Greenwood Road.

We also have Dover Cove, Marlboro, Point Breeze Park and Emerson on the list.

Met with the homeowner at 26 Point Breeze.

Encroachments: Will Cytowicz

Will presented the Board with a summary of current encroachment issues that the committee will be addressing. Discussion.

Q) Publicity & Public Relations: no chair

R) Security: Laura Nietzer

Security is looking for one additional security guard. Feel free to contact Ken Hall if you know of anyone who may be interested.

At the end of June, Security did a sweep of the lake, checking on the status of boats that are docked to ensure that the boats belong to POA members in good standing. Ken met with Tanya, as there were over 70 boats without stickers and many of the boats are not registered with the office at all, so there is no way to tell if they are registered to the POA member. Tanya is contacting all POA members who have boats at their docks that

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are not registered with the office to let them know that they need to register their boat ASAP. She is also sending out a reminder to those who have registered their boat that they need to display their boat tag/sticker as per the rules and regulations.

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo

Treated Racetrack and Deli coves. If the weeds are brown they are dying and will take some time to fall to bottom of the lake. You don't want them to fall all at once because it would deplete bottom oxygen and kill fish.

Will be treating Island Cove and the small cove leading into Pioneer Canal. Homeowner leading to Pioneer Canal has a lot of muck around his dock causing problems. Spoke with the homeowner this Thursday and will meet with him. May have to get a machine in the area.

U) West Milford Lakes Association: Andrew Quirk, representative
No meeting.

NJCOLA: No meeting.

A motion was made at 9:57pm to return the late fees paid by Steve Taylor by Terry Gianniotis, seconded by Laura Nietzer.

In Favor 15 Abstentions 0 Opposed 0

A motion to adjourn was made at 10:07pm by Will Cytowicz, seconded by Terry Gianniotis. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary